

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

81-83 Auburn Road Healesville VIC 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,000

Property type

House

Suburb

Healesville

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

24 Farnham Road Healesville VIC 3777	\$747,500	13-Feb-20
7 Newgrove Road Healesville VIC 3777	\$715,000	02-Jan-20

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 26 March 2020



**24 Farnham Road Healesville VIC 3777**

 4  2  2

Sold Price

**\$747,500**

Sold Date

**13-Feb-20**

Distance

**0.62km**



**7 Newgrove Road Healesville VIC 3777**

 3  2  2

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date

**02-Jan-20**

Distance

**1.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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