

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 3 38 Thomas Road, Healesville 3777

Indicative selling price

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

Single price \$790,000 or range between \$* &

Median sale price

Median price \$392,500 Property type Land Suburb Healesville

Period - From 1 May 2021 to 30 April 2022 Source Corelogic

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

A*

Address of Comparable property

Price

Date of sale

Address of Comparable property	Price	Date of sale

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: 5/10/2022