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	2/83-87 Maroondah Highway, Healesville Vic 3777
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$590,000	&	\$640,000
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Median sale price

Median price	\$880,000	Pro	perty Type	House		Suburb	Healesville
Period - From	01/01/2022	to	31/03/2022		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	14/16-20 Smith St HEALESVILLE 3777	\$652,000	16/04/2022
2	2 Ruby CI HEALESVILLE 3777	\$650,000	09/05/2022
3	6/69 Maroondah Hwy HEALESVILLE 3777	\$637,000	11/06/2022

OR

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

This Statement of Information was prepared on:	16/06/2022 14:18













Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$590,000 - \$640,000 **Median House Price** March quarter 2022: \$880,000

Comparable Properties



14/16-20 Smith St HEALESVILLE 3777 (REI)

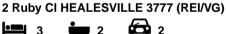




Price: \$652,000 Method: Private Sale Date: 16/04/2022 Property Type: Unit Land Size: 311 sqm approx







Price: \$650,000 Method: Private Sale Date: 09/05/2022

Property Type: Townhouse (Single) Land Size: 235 sqm approx

Agent Comments

Agent Comments



6/69 Maroondah Hwy HEALESVILLE 3777

(REI)

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Price: \$637.000 Method: Private Sale Date: 11/06/2022 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



