

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

2/83-87 Maroondah Highway, Healesville Vic 3777

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$880,000

Property 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	Price	Date of sale
1	14/16-20 Smith St HEALESVILLE 3777	\$652,000	16/04/2022
2	2 Ruby Cl 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 comparable properties 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)

Agent Comments



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



2 Ruby Ct HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 09/05/2022
Property Type: Townhouse (Single)
Land Size: 235 sqm approx



6/69 Maroondah Hwy HEALESVILLE 3777 (REI)

Agent Comments



Price: \$637,000
Method: Private Sale
Date: 11/06/2022
Property Type: Unit

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