

## 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

27 Brumfield 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)

Range between \$500,000

&amp;

\$550,000

**Median sale price**

Median price \$610,000

House

X

Unit

Suburb or locality

Healesville

Period - From 01/04/2019

to

30/06/2019

Source

REIV

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

- A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 Smith St HEALESVILLE 3777	\$547,500	20/08/2018
2	45 Auburn Rd HEALESVILLE 3777	\$540,000	26/06/2019
3	35 Hannover Rd BADGER CREEK 3777	\$530,000	28/03/2019

**OR**

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

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**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

June quarter 2019: \$610,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 783 sqm approx

Agent Comments

## Comparable Properties



**14 Smith St HEALESVILLE 3777 (REI/VG)**

Agent Comments



**Price:** \$547,500

**Method:** Private Sale

**Date:** 20/08/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 561.40 sqm approx



**45 Auburn Rd HEALESVILLE 3777 (REI/VG)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 26/06/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 790 sqm approx



**35 Hannover Rd BADGER CREEK 3777 (REI/VG)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 28/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 859 sqm approx