

Samantha Price 5967 1277 0438 795 190

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# 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 andpostcode

27 Brumfield Road, Healesville Vic 3777

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000
	+,		+,0

#### Median sale price

Median price	\$610,000	Hou	ise 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.

Ade	dress 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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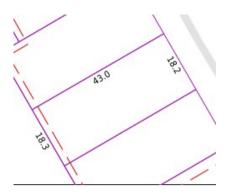
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





27 Brumfield Road, Healesville Vic 3777







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 783 sqm approx Agent Comments Samantha Price 5967 1277 0438 795 190 samantha@bellrealestate.com.au

> Indicative Selling Price \$500,000 - \$550,000 Median House Price June quarter 2019: \$610,000

# **Comparable Properties**

14 Smith St HEALESVILLE 3777 (REI/VG) 3 1 2 Price: \$547,500 Method: Private Sale Date: 20/08/2018 Rooms: - Property Type: House Land Size: 561.40 sqm approx	Agent Comments
45 Auburn Rd HEALESVILLE 3777 (REI/VG) 3 1 3 3 Price: \$540,000 Method: Private Sale Date: 26/06/2019 Rooms: - Property Type: House Land Size: 790 sqm approx	Agent Comments
35 Hannover Rd BADGER CREEK 3777 (REI/VG) 3 1 3 3 1 3 3 Price: \$530,000 Method: Private Sale Date: 28/03/2019 Rooms: - Property Type: House Land Size: 859 sqm approx	Agent Comments

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propertydata

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