

# 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

16 Edward Street, 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 \$970,000 & \$1,060,000

### Median sale price

Median price \$825,000 Property Type House Suburb Healesville

Period - From 01/07/2024 to 30/09/2024 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	31a Marna St HEALESVILLE 3777	\$980,000	10/10/2024
2	1 Goondah La HEALESVILLE 3777	\$970,000	04/07/2024
3	26 Harker St HEALESVILLE 3777	\$1,000,000	18/06/2024

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:

28/11/2024 10:11



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1168 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$970,000 - \$1,060,000  
**Median House Price**  
 September quarter 2024: \$825,000

## Comparable Properties



**31a Marna St HEALESVILLE 3777 (REI)**

Agent Comments



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 10/10/2024  
**Property Type:** House  
**Land Size:** 1144 sqm approx



**1 Goondah La HEALESVILLE 3777 (REI/VG)**

Agent Comments



**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 04/07/2024  
**Property Type:** House  
**Land Size:** 1246 sqm approx



**26 Harker St HEALESVILLE 3777 (REI/VG)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 18/06/2024  
**Property Type:** House  
**Land Size:** 841 sqm approx

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