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								
Range betweer	n \$970,000		&		\$1,060,000			
Median sale price								
Median price	\$825,000	Pro	Property Type Hou		se		Suburb	Healesville
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress 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

Entegrity	31a Marna St HEALESVILLE 3777 (REI) Image: A Image: A 2 Image: A Price: \$980,000 Method: Private Sale Date: 10/10/2024 Property Type: House Land Size: 1144 sqm approx	Agent Comments
Sintegrity	1 Goondah La HEALESVILLE 3777 (REI/VG) Pine: \$970,000 Method: Private Sale Date: 04/07/2024 Property Type: House Land Size: 1246 sqm approx	Agent Comments
Entegrity	26 Harker St HEALESVILLE 3777 (REI/VG) 4 2 4 4 Price: \$1,000,000 Method: Private Sale Date: 18/06/2024 Property Type: House Land Size: 841 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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