

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

1/86 Maroondah Highway, Healesville Vic 3777

Indicative selling price

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

Range between \$485,000 & \$520,000

Median sale price

Median price \$530,000 House X Unit Suburb Healesville

Period - From 01/04/2017 to 30/06/2017 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	13/3 Ayres Rd HEALESVILLE 3777	\$500,000	27/02/2017
2	23 Elamo Rd HEALESVILLE 3777	\$485,000	26/06/2017
3	10 Evelyn Gr HEALESVILLE 3777	\$455,000	19/04/2017

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.~~



Rooms:

Property Type: Unit

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



13/3 Ayres Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 27/02/2017

Rooms: 7

Property Type: House

23 Elamo Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 26/06/2017

Rooms: 5

Property Type: House



10 Evelyn Gr HEALESVILLE 3777 (REI)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 19/04/2017

Rooms: 3

Property Type: House

Land Size: 672 sqm approx