

# 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 20 McGrettons 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)

Single Price \$850,000

### Median sale price

Median price \$860,000.00

Property type House

Suburb Healesville

Period - From 1/07/2023

to

30/09/2023

Source REIV

### Comparable property sales

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
12 Lawrence Court Healesville VIC 3777	\$825,000.00	1/09/2023
11 Wattlebird Way Healesville VIC 3777	\$870,000.00	7/07/2023
20 Stephens Road, Healesville VIC 3777	\$895,000.00	4/07/2023

This Statement of Information was prepared on: 22/01/2023