## Statement of Information

## Single residential property located in the Melbourne metropolitan area

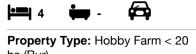
## Section 47AF of the Estate Agents Act 1980

Property o	ffered for sa	ale						
Address Including suburb and postcode		260 Healesville-Koo Wee Rup Road, Healesville Vic 3777						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$2,950,000			\$3,100,000					
Median sale price								
Median pr	rice \$825,000	) Pr	operty Type	House		Suburb	Healesville	
Period - Fr	om 01/07/20	)24 to	30/09/2024	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.								
Address of comparable property						Pr	ice	Date of sale
1								
2								
3								
OR								
	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 Statem	ent of Informa	ation was pren	ared o	n	06/11/00	04 11.55









Land Size: 183500 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,950,000 - \$3,100,000 Median House Price September quarter 2024: \$825,000

## Comparable Properties

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.

Account - Barry Plant | P: 03 9803 0400



