

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

4/13 Steel Street, Healesville Vic 3777

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$587,500

Property Type Unit

Suburb Healesville

Period - From 29/07/2021

to

28/07/2022

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	1/30-32 Smith St HEALESVILLE 3777	\$505,000	06/06/2022
2	1/9 Edward St HEALESVILLE 3777	\$460,000	29/03/2022
3	3/71 Newgrove Rd HEALESVILLE 3777	\$390,500	30/04/2022

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:

29/07/2022 12:01



2
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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median Unit Price
 29/07/2021 - 28/07/2022: \$587,500

Comparable Properties



1/30-32 Smith St HEALESVILLE 3777 (REI)

Agent Comments

2
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Price: \$505,000
Method: Private Sale
Date: 06/06/2022
Property Type: Unit



1/9 Edward St HEALESVILLE 3777 (REI/VG)

Agent Comments

2
 1
 1

Price: \$460,000
Method: Private Sale
Date: 29/03/2022
Property Type: House
Land Size: 352.60 sqm approx



3/71 Newgrove Rd HEALESVILLE 3777 (REI/VG)

Agent Comments

2
 1
 1

Price: \$390,500
Method: Private Sale
Date: 30/04/2022
Property Type: Unit
Land Size: 260 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888