Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	3 Lalors Lane, Healesville Vic 3777
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$540,000	&	\$580,000
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Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Healesville
Period - From	01/10/2019	to	31/12/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	10 Crowley Rd HEALESVILLE 3777	\$595,000	17/05/2019
2	12 Mcgrettons Rd HEALESVILLE 3777	\$570,000	10/03/2020
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:	16/03/2020 14:45



Date of sale



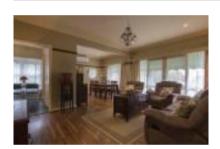
Samantha Price 5967 1277 0438 795 190 samantha@bellrealestate.com.au

Indicative Selling Price \$540,000 - \$580,000 Median House Price December quarter 2019: \$650,000





Comparable Properties



10 Crowley Rd HEALESVILLE 3777 (REI/VG)

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Price: \$595,000

Method: Sold Before Auction

Date: 17/05/2019

Property Type: House (Res) **Land Size:** 767 sqm approx

12 Mcgrettons Rd HEALESVILLE 3777 (REI)

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Price: \$570,000 **Method:** Private Sale **Date:** 10/03/2020

Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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five kilometres of the property for sale in the last eighteen months.





Agent Comments

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