

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3 Lalors Lane, Healesville Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$650,000 Property 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		Price	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

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**Indicative Selling Price**

\$540,000 - \$580,000

**Median House Price**

December quarter 2019: \$650,000



**Property Type:** Land

**Land Size:** 1826 sqm approx

Agent Comments

## Comparable Properties



**10 Crowley Rd HEALESVILLE 3777 (REI/VG)**

Agent Comments



**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)**

Agent Comments



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