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

Lot 3 Raymond Court, Healesville Vic 3777

Indicative selling price

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

Single price | $335,000

Median sale price

| Median price | $335,000 | Property Type | Vacant land | Suburb | Healesville |

| Period - From | 19/08/2019 | to | 18/08/2020 | 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	52 Smith St HEALESVILLE 3777	$340,000	27/02/2020
2	17 Mcgrettons Rd HEALESVILLE 3777	$335,000	16/06/2020
3			

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: | 19/08/2020 16:40

Property Type:

Agent Comments

Indicative Selling Price
$345,000
Median Land Price
19/08/2019 - 18/08/2020: $335,000

Comparable Properties

52 Smith St HEALESVILLE 3777 (VG)

Agent Comments

Price: $340,000
Method: Sale
Date: 27/02/2020
Property Type: Land
Land Size: 590 sqm approx

17 Mcgrettons Rd HEALESVILLE 3777 (REI/VG)

Agent Comments

Price: $335,000
Method: Private Sale
Date: 16/06/2020
Property Type: Land
Land Size: 526 sqm approx

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.

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