

# 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

2/5 Elamo Road, Healesville Vic 3777

### Indicative selling price

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

Range between \$645,000

&

\$690,000

### Median sale price

Median price \$825,000

Property Type House

Suburb Healesville

Period - From 01/07/2023

to

30/06/2024

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 | 3/386 Maroondah Hwy HEALESVILLE 3777 | \$690,000 | 03/08/2024   |
| 2 | 3/105 Maroondah Hwy HEALESVILLE 3777 | \$690,000 | 20/06/2024   |
| 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:

01/10/2024 10:19



3   2   2

**Property Type:** House  
**Land Size:** 257 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$645,000 - \$690,000  
**Median House Price**  
Year ending June 2024: \$825,000

## Comparable Properties



**3/386 Maroondah Hwy HEALESVILLE 3777 (REI)**

**Agent Comments**

3   2   2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 03/08/2024  
**Property Type:** House



**3/105 Maroondah Hwy HEALESVILLE 3777 (REI)**

**Agent Comments**

3   2   2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 20/06/2024  
**Property Type:** Unit  
**Land Size:** 299 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.