

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

75 Maroondah Highway, Healesville Vic 3777

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$880,000

Property Type House

Suburb Healesville

Period - From 01/07/2021

to 30/09/2021

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	49 Thomas Rd HEALESVILLE 3777	\$640,000	14/06/2021
2	41 Maroondah Hwy HEALESVILLE 3777	\$605,000	25/05/2021
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:

23/11/2021 10:56



Rooms: 7

Property Type: House

Land Size: 889.26 sqm approx

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median House Price

September quarter 2021: \$880,000

Comparable Properties

49 Thomas Rd HEALESVILLE 3777 (VG)

Agent Comments



Price: \$640,000

Method: Sale

Date: 14/06/2021

Property Type: House (Res)

Land Size: 892 sqm approx



41 Maroondah Hwy HEALESVILLE 3777 (VG)

Agent Comments



Price: \$605,000

Method: Sale

Date: 25/05/2021

Property Type: House (Res)

Land Size: 790 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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