

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 402 Maroondah Highway, Healesville Vic 3777

Indicative selling price

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

Range between \$695,000 & \$755,000

Median sale price

Median price \$825,000 Property Type House Suburb Healesville

Period - From 01/07/2024 to 30/09/2024 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	95b Maroondah Hwy HEALESVILLE 3777	\$755,000	23/09/2024
2	11A Edward St HEALESVILLE 3777	\$730,000	22/07/2024
3	8 Grant Cr HEALESVILLE 3777	\$735,000	02/05/2024

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: 28/10/2024 11:03



Property Type: Clinic - Health
Clinic
Land Size: 709 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$755,000
Median House Price
September quarter 2024: \$825,000

Comparable Properties



95b Maroondah Hwy HEALESVILLE 3777 (REI) Agent Comments



Price: \$755,000
Method: Private Sale
Date: 23/09/2024
Property Type: House
Land Size: 577 sqm approx



11A Edward St HEALESVILLE 3777 (REI/VG) Agent Comments



Price: \$730,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 333 sqm approx



8 Grant Cr HEALESVILLE 3777 (REI/VG) Agent Comments



Price: \$735,000
Method: Private Sale
Date: 02/05/2024
Property Type: House
Land Size: 784 sqm approx

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