



**first
national**
REAL ESTATE

Mark Gunther

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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

1/18 St Leonards Road, Healesville Vic 3777

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price*

Median price

House

Unit

Suburb

Healesville

Period - From

to

Source

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	3/7 McGregor Av HEALESVILLE 3777	\$575,000	03/09/2018
2	4/9 Evelyn Gr HEALESVILLE 3777	\$570,000	11/10/2018
3	8 St Leonards Rd HEALESVILLE 3777	\$450,000	25/10/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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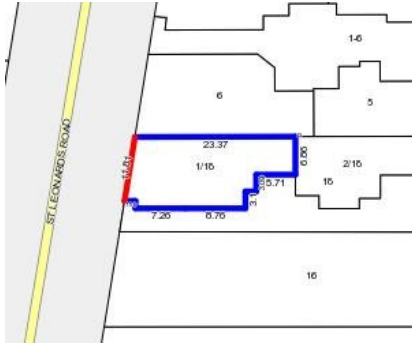
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Indicative Selling Price

\$550,000 - \$590,000

No median price available



Rooms:

Property Type:

Agent Comments

Comparable Properties



3/7 McGregor Av HEALESVILLE 3777 (REI/VG) **Agent Comments**



Price: \$575,000

Method: Private Sale

Date: 03/09/2018

Rooms: -

Property Type: House



4/9 Evelyn Gr HEALESVILLE 3777 (REI) **Agent Comments**



Price: \$570,000

Method: Private Sale

Date: 11/10/2018

Rooms: -

Property Type: House



8 St Leonards Rd HEALESVILLE 3777 (REI/VG) **Agent Comments**



Price: \$450,000

Method: Private Sale

Date: 25/10/2018

Rooms: -

Property Type: House