



first  
national  
REAL ESTATE

Mark Gunther

## 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

140 Wallace Parade, Healesville Vic 3777

#### Indicative selling price

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

Range between

\$840,000

&

\$880,000

#### Median sale price

Median price

\$611,000

House

X

Unit

Suburb

Healesville

Period - From

01/01/2018

to

31/12/2018

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		
2		
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.



 4  - 

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2102 sqm approx

Agent Comments

**Indicative Selling Price**

\$840,000 - \$880,000

**Median House Price**

Year ending December 2018: \$611,000

## Comparable Properties



**2-4 Badger Creek Rd HEALESVILLE 3777 (REI)** Agent Comments

 4  2  2

**Price:** \$880,000

**Method:** Private Sale

**Date:** 13/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 1511 sqm approx



**10 Shirley La HEALESVILLE 3777 (REI/VG)**

Agent Comments

 4  2  4

**Price:** \$835,000

**Method:** Private Sale

**Date:** 10/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 4015 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.