



**first
national**
REAL ESTATE

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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

21 Hillcrest Grove, Healesville Vic 3777

Indicative selling price

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

Single price \$689,000

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 Mt Lebanon Rd CHUM CREEK 3777	\$610,000	31/10/2018
2	319 Chum Creek Rd CHUM CREEK 3777	\$605,000	20/09/2018
3	40 Healesville Yarra Glen Rd HEALESVILLE 3777	\$600,000	17/12/2018

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.



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6879 sqm approx

Agent Comments

Comparable Properties



3 Mt Lebanon Rd CHUM CREEK 3777 (REI/VG) Agent Comments



Price: \$610,000

Method: Private Sale

Date: 31/10/2018

Rooms: -

Property Type: House

Land Size: 1167 sqm approx



319 Chum Creek Rd CHUM CREEK 3777 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 20/09/2018

Rooms: 8

Property Type: House

Land Size: 2017 sqm approx

40 Healesville Yarra Glen Rd HEALESVILLE 3777 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 17/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 2296 sqm approx