



## 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

6 Ayres Road, 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 \$700,000

&

\$770,000

#### 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 Dorothy St HEALESVILLE 3777	\$710,000	20/09/2018
2	20 Newgrove Rd HEALESVILLE 3777	\$703,000	22/08/2018
3	28a Smith St HEALESVILLE 3777	\$700,000	23/10/2018

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.



4 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 2419 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
Year ending December 2018: \$611,000

## Comparable Properties



**2 Dorothy St HEALESVILLE 3777 (VG)**

**Agent Comments**

3 - -

**Price:** \$710,000  
**Method:** Sale  
**Date:** 20/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1492 sqm approx



**20 Newgrove Rd HEALESVILLE 3777 (REI/VG)** **Agent Comments**

3 2 1

**Price:** \$703,000  
**Method:** Private Sale  
**Date:** 22/08/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 2026 sqm approx



**28a Smith St HEALESVILLE 3777 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 23/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 855 sqm approx