

STATEMENT OF INFORMATION

9 MONTPELLIER STREET, HEALESVILLE, VIC 3777
PREPARED BY REAL ESTATE YARRA VALLEY, 7 GEORGE RD HEALESVILLE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 MONTPELLIER STREET, HEALESVILLE, 🕮 2 🕒 1 😂 -







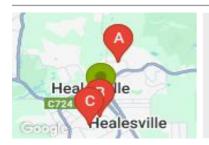
Indicative Selling Price

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

Price Range:

\$650,000 to \$680,000

MEDIAN SALE PRICE



HEALESVILLE, VIC, 3777

Suburb Median Sale Price (House)

\$850,000

01 October 2024 to 31 March 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



30 MCGREGOR AVE, HEALESVILLE, VIC 3777







Sale Price

*\$675,000

Sale Date: 04/04/2025

Distance from Property: 1.2km





19 POCKETT LANE, HEALESVILLE, VIC 3777







Sale Price

\$650,000

Sale Date: 19/02/2025

Distance from Property: 454m





2 GEORGE RD, HEALESVILLE, VIC 3777







Sale Price

\$657,000

Sale Date: 21/01/2025

Distance from Property: 750m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

9 MONTPELLIER STREET, HEALESVILLE, VIC 3777

Indicative selling price

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

Price Range: \$650,000 to \$680,000

Median sale price

Median price	\$850,000	Property type	House	Su	uburb	HEALESVILLE
Period	01 October 2024 to 31 March 2025		Source		pricefinder	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
30 MCGREGOR AVE, HEALESVILLE, VIC 3777	*\$675,000	04/04/2025
19 POCKETT LANE, HEALESVILLE, VIC 3777	\$650,000	19/02/2025
2 GEORGE RD, HEALESVILLE, VIC 3777	\$657,000	21/01/2025

This Statement of Information was prepared on:

02/06/2025

