

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 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	2/31 St Leonards Rd HEALESVILLE 3777	\$556,162	12/07/2017
2	10a Harker St HEALESVILLE 3777	\$550,000	21/11/2017
3	19 Cherley Rise HEALESVILLE 3777	\$535,000	10/07/2017

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.~~



Rooms:

Property Type: House

Land Size: 495.70 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

September quarter 2017: \$580,000

Comparable Properties



2/31 St Leonards Rd HEALESVILLE 3777 (REI) **Agent Comments**



Price: \$556,162

Method: Private Sale

Date: 12/07/2017

Rooms: 5

Property Type: Townhouse (Single)



10a Harker St HEALESVILLE 3777 (REI) **Agent Comments**



Price: \$550,000

Method: Private Sale

Date: 21/11/2017

Rooms: 5

Property Type: House

Land Size: 510 sqm approx

19 Cherley Rise HEALESVILLE 3777 (REI) **Agent Comments**



Price: \$535,000

Method: Private Sale

Date: 10/07/2017

Rooms: 8

Property Type: House