

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

12 Auburn Road, Healesville Vic 3777

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$580,000 House Unit Suburb Healesville

Period - From 01/07/2017 to 30/09/2017 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	4 Evelyn Gr HEALESVILLE 3777	\$650,000	17/10/2017
2	14 Beverley Dr HEALESVILLE 3777	\$590,000	08/08/2017
3	10a Harker St HEALESVILLE 3777	\$550,000	21/11/2017

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.

Stuart Aldridge
0402 464 511
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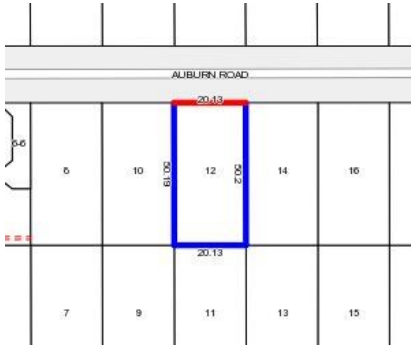
stuart.aldridge@eview.com.au

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

September quarter 2017: \$580,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



4 Evelyn Gr HEALESVILLE 3777 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 17/10/2017

Rooms: 9

Property Type: House



14 Beverley Dr HEALESVILLE 3777 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 08/08/2017

Rooms: 7

Property Type: House



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