

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 23b St Leonards Road, Healesville Vic 3777

Indicative selling price

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

Range between \$500,000 & \$540,000

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	1/18 St Leonards Rd HEALESVILLE 3777	\$560,000	01/05/2019
2	2a Joffre Rd HEALESVILLE 3777	\$525,000	03/07/2019
3	2 Adelia CI HEALESVILLE 3777	\$525,000	11/06/2019

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:

Agent Comments

Comparable Properties



1/18 St Leonards Rd HEALESVILLE 3777 (REI) **Agent Comments**

 3  2  2

Price: \$560,000

Method: Private Sale

Date: 01/05/2019

Rooms: -

Property Type: House



2a Joffre Rd HEALESVILLE 3777 (REI/VG)

Agent Comments

 3  2  1

Price: \$525,000

Method: Private Sale

Date: 03/07/2019

Rooms: -

Property Type: House

Land Size: 297 sqm approx



2 Adelia Cl HEALESVILLE 3777 (REI)

Agent Comments

 3  2  2

Price: \$525,000

Method: Private Sale

Date: 11/06/2019

Rooms: -

Property Type: House