first national REAL ESTATE | Mark Gunther

Gary Lucas
03 5962 3030
0407 595 113
gary@markgunther.com.au

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	3 Vine Close, Healesville Vic 3777

Indicative selling price

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

Single price	$385,000

Median sale price

Median price	$385,000	~~House~~		Unit	X	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	11/90-92 Maroondah Hwy HEALESVILLE 3777	$385,000	07/02/2019
2	4/71 Newgrove Rd HEALESVILLE 3777	$350,000	29/11/2018
3	1/4a Green St HEALESVILLE 3777	$320,000	25/01/2019

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

3 Vine Close, Healesville Vic 3777

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Indicative Selling Price
$385,000
Median Unit Price
Year ending December 2018: $385,000



- -

Rooms:
Property Type: House (New - Detached)

Agent Comments

Comparable Properties



11/90-92 Maroondah Hwy HEALESVILLE 3777 (REI)

2 1 1

Price: $385,000
Method: Private Sale
Date: 07/02/2019
Rooms: -
Property Type: Unit
Land Size: 219 sqm approx

Agent Comments



4/71 Newgrove Rd HEALESVILLE 3777 (REI/VG)

2 1 1

Price: $350,000
Method: Private Sale
Date: 29/11/2018
Rooms: -
Property Type: Unit

Agent Comments



1/4a Green St HEALESVILLE 3777 (VG)

2 - -

Price: $320,000
Method: Sale
Date: 25/01/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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