first national REAL ESTATE | Mark Gunther

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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	2 Clifford Grove, Healesville Vic 3777

Indicative selling price

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

Range between	$320,000	&	$350,000

Median sale price

Median price	$580,000	House	X	~~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	15 Badger Creek Rd HEALESVILLE 3777	$382,500	19/08/2017
2	5 Christie Pde HEALESVILLE 3777	$350,000	09/06/2017
3	12 Grant Cr HEALESVILLE 3777	$286,000	03/11/2017

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.~~

REIV propertydata.com.au

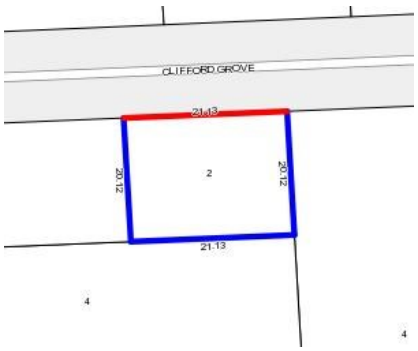
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market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

2 Clifford Grove, Healesville Vic 3777

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Indicative Selling Price
$320,000 - $350,000
Median House Price
September quarter 2017: $580,000



- -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 434 sqm approx

Agent Comments

Comparable Properties

15 Badger Creek Rd HEALESVILLE 3777 (VG)

2 - -

Agent Comments

Price: $382,500
Method: Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 831 sqm approx

5 Christie Pde HEALESVILLE 3777 (VG)

2 - -

Agent Comments

Price: $350,000
Method: Sale
Date: 09/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 995 sqm approx



12 Grant Cr HEALESVILLE 3777 (REI)

- - -

Agent Comments

Price: $286,000
Method: Private Sale
Date: 03/11/2017
Rooms: -
Property Type: Land

REIV propertydata.com.au

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