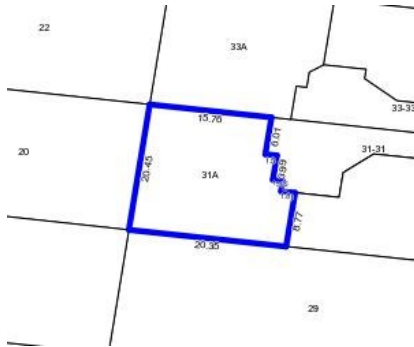




Rooms:

Property Type:

Agent Comments

Comparable Properties



5/13a Elamo Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$554,450

Method: Private Sale

Date: 29/05/2017

Rooms: -

Property Type: Townhouse (Single)



3/14 Blannin St HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 30/01/2017

Rooms: 5

Property Type: Unit

Land Size: 468 sqm approx



34a Smith St HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$493,000

Method: Private Sale

Date: 23/03/2017

Rooms: 7

Property Type: House



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

31a St Leonards Road, Healesville Vic 3777

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$548,000

House X

Suburb Healesville

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5/13a Elamo Rd HEALESVILLE 3777	\$554,450	29/05/2017
3/14 Blannin St HEALESVILLE 3777	\$530,000	30/01/2017
34a Smith St HEALESVILLE 3777	\$493,000	23/03/2017