

# 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

11a Edward Street, Healesville Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$610,000

### Median sale price

Median price \$581,000 Property Type House Suburb Healesville

Period - From 16/07/2019 to 15/07/2020 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	5 Caladenia CI HEALESVILLE 3777	\$630,000	15/06/2020
2	1/33a Marna St HEALESVILLE 3777	\$600,000	21/01/2020
3	24 Stephens Rd HEALESVILLE 3777	\$583,000	10/03/2020

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.~~

This Statement of Information was prepared on: 16/07/2020 14:43

11a Edward Street, Healesville Vic 3777



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$590,000 - \$610,000  
**Median House Price**  
16/07/2019 - 15/07/2020: \$581,000

## Comparable Properties



**5 Caladenia CI HEALESVILLE 3777 (REI)**

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 15/06/2020  
**Property Type:** House  
**Land Size:** 406 sqm approx

**1/33a Marna St HEALESVILLE 3777 (VG)**

Agent Comments



**Price:** \$600,000  
**Method:** Sale  
**Date:** 21/01/2020  
**Property Type:** Flat/Unit/Apartment (Res)



**24 Stephens Rd HEALESVILLE 3777 (VG)**

Agent Comments



**Price:** \$583,000  
**Method:** Sale  
**Date:** 10/03/2020  
**Property Type:** House (Res)  
**Land Size:** 812 sqm approx

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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.