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	31 Mcgregor Avenue, Healesville Vic 3777

Indicative selling price

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

Single price	$450,000

Median sale price

Median price	$535,000	House	X	~~Unit~~		Suburb	Healesville
Period - From	01/10/2016	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	8 Crosley St HEALESVILLE 3777	$450,000	26/09/2017
2	21a Elamo Rd HEALESVILLE 3777	$420,000	28/09/2017
3	15 Badger Creek Rd HEALESVILLE 3777	$382,500	19/08/2017

OR

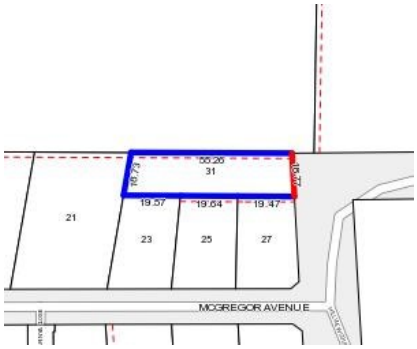
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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.

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- -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1062 sqm approx

Agent Comments

Indicative Selling Price
$450,000
Median House Price
Year ending September 2017: $535,000

Comparable Properties



8 Crosley St HEALESVILLE 3777 (REI/VG)

3 1 -

Price: $450,000
Method: Private Sale
Date: 26/09/2017
Rooms: 7
Property Type: House
Land Size: 1105 sqm approx

Agent Comments



21a Elamo Rd HEALESVILLE 3777 (REI/VG)

2 1 1

Price: $420,000
Method: Private Sale
Date: 28/09/2017
Rooms: 3
Property Type: House

Agent Comments

15 Badger Creek Rd HEALESVILLE 3777 (VG)

2 - -

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

Agent Comments

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