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	23 Stephens Road, Healesville Vic 3777

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $530,000 House X ~~Unit~~ Suburb Healesville

Period - From 01/04/2017 to 30/06/2017 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	1 The Sanctuary Cl HEALESVILLE 3777	$535,000	03/08/2017
2	16 Benton Rd HEALESVILLE 3777	$535,000	18/08/2017
3	20 Curzon Av HEALESVILLE 3777	$530,000	07/06/2017

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.~~

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:
Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median House Price
June quarter 2017: $530,000

Comparable Properties



1 The Sanctuary Cl HEALESVILLE 3777 (REI)

3 2 2

Price: $535,000
Method: Private Sale
Date: 03/08/2017
Rooms: -
Property Type: House

Agent Comments



16 Benton Rd HEALESVILLE 3777 (REI)

3 2 -

Price: $535,000
Method: Private Sale
Date: 18/08/2017
Rooms: 8
Property Type: House

Agent Comments



20 Curzon Av HEALESVILLE 3777 (REI/VG)

4 2 2

Price: $530,000
Method: Private Sale
Date: 07/06/2017
Rooms: 8
Property Type: House
Land Size: 1214 sqm approx

Agent Comments

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