



first
national
REAL ESTATE

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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

17 McGregor Avenue, Healesville Vic 3777

Indicative selling price

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

Range between

\$400,000

&

\$440,000

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	6 High St HEALESVILLE 3777	\$440,000	30/09/2017
2	3/11 Haig Av HEALESVILLE 3777	\$437,000	05/09/2017
3	21a Elamo Rd HEALESVILLE 3777	\$420,000	28/09/2017

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.



2 1 0

Rooms:

Property Type: House

Land Size: 515 sqm approx

Agent Comments

Comparable Properties



6 High St HEALESVILLE 3777 (REI/VG)

Agent Comments

2 2 1

Price: \$440,000

Method: Private Sale

Date: 30/09/2017

Rooms: 4

Property Type: House

Land Size: 376 sqm approx



3/11 Haig Av HEALESVILLE 3777 (REI/VG)

Agent Comments

2 1 1

Price: \$437,000

Method: Private Sale

Date: 05/09/2017

Rooms: 3

Property Type: House



21a Elamo Rd HEALESVILLE 3777 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 28/09/2017

Rooms: 3

Property Type: House