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	28a Smith Street, Healesville Vic 3777

Indicative selling price

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

Range between	$650,000	&	$715,000

Median sale price

Median price	$610,000	House	X	~~Unit~~		Suburb	Healesville
Period - From	01/07/2017	to	30/06/2018	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	25 Newgrove Rd HEALESVILLE 3777	$730,000	27/06/2018
2	25 Don Rd HEALESVILLE 3777	$715,000	11/04/2018
3	20 Newgrove Rd HEALESVILLE 3777	$703,000	22/08/2018

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.



3 2 2

Rooms:
Property Type: House
Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $715,000
Median House Price
Year ending June 2018: $610,000

Comparable Properties



25 Newgrove Rd HEALESVILLE 3777 (VG)

3 - -

Price: $730,000
Method: Sale
Date: 27/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 1329 sqm approx

Agent Comments



25 Don Rd HEALESVILLE 3777 (REI/VG)

3 2 6

Price: $715,000
Method: Private Sale
Date: 11/04/2018
Rooms: 6
Property Type: House
Land Size: 2298 sqm approx

Agent Comments



20 Newgrove Rd HEALESVILLE 3777 (REI)

3 2 1

Price: $703,000
Method: Private Sale
Date: 22/08/2018
Rooms: 4
Property Type: House
Land Size: 2026 sqm approx

Agent Comments

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