



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

8 Stephens Road, Healesville Vic 3777

Indicative selling price

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

Range between \$660,000

&

\$690,000

Median sale price

Median price \$580,000

House

X

Unit

Suburb

Healesville

Period - From 01/01/2017

to

31/12/2017

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	4 Stephens Rd HEALESVILLE 3777	\$740,500	17/10/2017
2	60 Auburn Rd HEALESVILLE 3777	\$720,000	12/02/2018
3	6 Newgrove Rd HEALESVILLE 3777	\$660,000	26/11/2017

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.



3 2 2

Rooms:

Property Type: House

Land Size: 827 sqm approx

Agent Comments

Comparable Properties



4 Stephens Rd HEALESVILLE 3777 (VG)

Agent Comments

3 - -

Price: \$740,500

Method: Sale

Date: 17/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 833 sqm approx



60 Auburn Rd HEALESVILLE 3777 (REI)

Agent Comments

4 2 2

Price: \$720,000

Method: Private Sale

Date: 12/02/2018

Rooms: 9

Property Type: Development Site (Res)



6 Newgrove Rd HEALESVILLE 3777 (REI)

Agent Comments

3 2 4

Price: \$660,000

Method: Private Sale

Date: 26/11/2017

Rooms: 10

Property Type: House