first national REAL ESTATE | Mark Gunther

STATEMENT OF INFORMATION

21 RUTTER AVENUE, HEALESVILLE, VIC 3777

PREPARED BY MARK GUNTHER, FIRST NATIONAL REAL ESTATE MARK GUNTHER

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 RUTTER AVENUE, HEALESVILLE, VIC

4 2 4

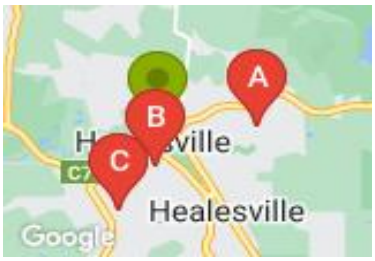
Indicative Selling Price

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

Price Range: **$800,000 to $880,000**

Provided by: Mark Gunther, First National Real Estate Mark Gunther

MEDIAN SALE PRICE



HEALESVILLE, VIC, 3777

Suburb Median Sale Price (House)

$820,000

01 April 2022 to 31 March 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



16 GRANT CRES, HEALESVILLE, VIC 3777

4 2 2

Sale Price

$820,000

Sale Date: 16/02/2023

Distance from Property: 1.3km A



9 BLANNIN ST, HEALESVILLE, VIC 3777

3 1 2

Sale Price

***$815,000**

Sale Date: 27/04/2023

Distance from Property: 520m B



16 CROWLEY RD, HEALESVILLE, VIC 3777

3 2 2

Sale Price

***$872,500**

Sale Date: 17/03/2023

Distance from Property: 1.3km C

This report has been compiled on 09/05/2023 by First National Real Estate Mark Gunther. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address Including suburb and: 21 RUTTER AVENUE, HEALESVILLE, VIC 3777

Indicative selling price

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

Price Range: $800,000 to $880,000

Median sale price

Median price: $820,000 | Property type: House | Suburb: HEALESVILLE

Period: 01 April 2022 to 31 March 2023 | Source: pricefinder

Comparable property sales

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	Price	Date of sale
16 GRANT CRES, HEALESVILLE, VIC 3777	$820,000	16/02/2023
9 BLANNIN ST, HEALESVILLE, VIC 3777	*$815,000	27/04/2023
16 CROWLEY RD, HEALESVILLE, VIC 3777	*$872,500	17/03/2023

This Statement of Information was prepared: 09/05/2023