first national REAL ESTATE | Mark Gunther

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	34 Zoe Louise Drive, Healesville Vic 3777

Indicative selling price

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

Range between $980,000 & $1,078,000

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	50 Zoe Louise Dr HEALESVILLE 3777	$1,035,000	29/11/2017
2	21 Anderson Rd HEALESVILLE 3777	$950,000	06/10/2017
3	8-10 Toora Cr BADGER CREEK 3777	$805,000	21/10/2017

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.~~

REIV propertydata.com.au

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.

34 Zoe Louise Drive, Healesville Vic 3777



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 3364 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,078,000
Median House Price
September quarter 2017: $580,000

Comparable Properties



50 Zoe Louise Dr HEALESVILLE 3777 (REI)

4 2 10

Price: $1,035,000
Method: Private Sale
Date: 29/11/2017
Rooms: 12
Property Type: House

Agent Comments



21 Anderson Rd HEALESVILLE 3777 (REI)

4 2 4

Price: $950,000
Method: Private Sale
Date: 06/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 4069 sqm approx

Agent Comments



8-10 Toora Cr BADGER CREEK 3777 (REI)

4 2 4

Price: $805,000
Method: Private Sale
Date: 21/10/2017
Rooms: 6
Property Type: House

Agent Comments

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