

### 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

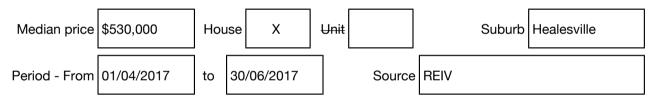
#### Indicative selling price

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

Range between \$750,000

&

#### Median sale price



\$825.000

#### 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                              | 21 Henry St HEALESVILLE 3777  | \$850,000 | 06/04/2017   |
| 2                              | 15 Harker St HEALESVILLE 3777 | \$820,000 | 16/03/2017   |
| 3                              | 2 Evelyn Gr HEALESVILLE 3777  | \$711,000 | 10/06/2017   |

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.

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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.







Rooms: Property Type: House Land Size: 639 sqm approx Agent Comments

**Indicative Selling Price** \$750,000 - \$825,000 **Median House Price** June quarter 2017: \$530,000

## **Comparable Properties**



21 Henry St HEALESVILLE 3777 (REI)



Price: \$850,000 Method: Private Sale Date: 06/04/2017 Rooms: 8 Property Type: House

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Agent Comments



Price: \$820,000 Method: Private Sale Date: 16/03/2017 Rooms: 9 Property Type: House (Res) Land Size: 1555 sqm approx

2 Evelyn Gr HEALESVILLE 3777 (REI)

15 Harker St HEALESVILLE 3777 (REI)

2

**6** 3

**Len** 3 **b** 6 Agent Comments

Agent Comments

Price: \$711,000 Method: Private Sale Date: 10/06/2017 Rooms: 9 Property Type: House

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