

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 1/4 St. Leonards Road Healesville, VIC 3777

Indicative selling price

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

range between \$840,000.00 & \$880,000.00

Median sale price

Median price \$766,000.00 Property type House Suburb Healesville

Period - From 1/10/2023 to 31/12/2023 Source REIV

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 property	Price	Date of sale
7 Mt Riddell Road Healesville VIC 3777	\$820,000.00	4/11/2023
47 Auburn Road Healesville VIC 3777	\$815,000.00	6/10/2023

This Statement of Information was prepared on: 22/01/2024