

# 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

11/1 Ayres Road, Healesville Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Healesville

Period - From 01/10/2023 to 31/12/2023 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	4/5a McGrettons Rd HEALESVILLE 3777	\$650,000	08/09/2023
2	2/47 Maroondah Hwy HEALESVILLE 3777	\$650,000	16/10/2023
3	3/1 Ayres Rd HEALESVILLE 3777	\$650,000	31/08/2023

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.~~

This Statement of Information was prepared on:

14/02/2024 14:19



3   
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**Rooms:** 6  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$600,000 - \$650,000  
**Median Unit Price**  
 December quarter 2023: \$650,000

## Comparable Properties



**4/5a McGrettons Rd HEALESVILLE 3777 (VG)**    Agent Comments

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**Price:** \$650,000  
**Method:** Sale  
**Date:** 08/09/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**2/47 Maroondah Hwy HEALESVILLE 3777 (REI/VG)**    Agent Comments

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 2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 16/10/2023  
**Property Type:** Unit  
**Land Size:** 290 sqm approx



**3/1 Ayres Rd HEALESVILLE 3777 (REI/VG)**    Agent Comments

3   
 2   
 1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Property Type:** Unit