

## 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

2-6 MCGREGOR AVENUE HEALESVILLE VIC 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Healesville

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 12B BENTON ROAD HEALESVILLE VIC 3777                | \$1,225,000 | 12-Jan-24 |
| 94 HEALESVILLE-YARRA GLEN ROAD HEALESVILLE VIC 3777 | \$1,150,000 | 03-Aug-23 |
|   |             |           |

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 6 months.

This Statement of Information was prepared on: 08 May 2024

Damian Ford

P 03 9735 5677

M 0499 735 567

E damian@nobleknight.com.au



**12B BENTON ROAD HEALESVILLE  
VIC 3777**

Sold Price <sup>RS</sup> **\$1,225,000** <sup>UN</sup> Sold Date **12-Jan-24**

3 2 3

Distance **0.58km**



**94 HEALESVILLE-YARRA GLEN  
ROAD HEALESVILLE VIC 3777**

Sold Price **\$1,150,000** Sold Date **03-Aug-23**

3 1 6

Distance **3.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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