



STATEMENT OF INFORMATION

33 MCGREGOR AVENUE, HEALESVILLE, VIC-3777

PREPARED BY GARY LUCAS , FIRST NATIONAL REAL ESTATE MARK GUNTHER



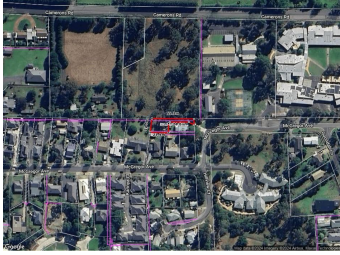
**first
national**
REAL ESTATE

| Mark Gunther



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 MCGREGOR AVENUE, HEALESVILLE,



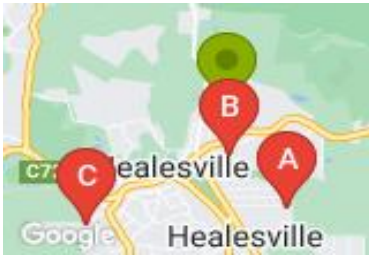
Indicative Selling Price

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

Price Range: **\$480,000 to \$520,000**

Provided by: Gary Lucas , First National Real Estate Mark Gunther

MEDIAN SALE PRICE



HEALESVILLE, VIC, 3777

Suburb Median Sale Price (Vacant Land)

\$515,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



68 THOMAS RD, HEALESVILLE, VIC 3777



Sale Price

\$350,000

Sale Date: 14/12/2023

Distance from Property: 1.6km



27A ELAMO RD, HEALESVILLE, VIC 3777



Sale Price

\$300,000

Sale Date: 14/12/2023

Distance from Property: 663m



15 OAKRIDGE RISE, HEALESVILLE, VIC 3777



Sale Price

\$565,000

Sale Date: 20/02/2024

Distance from Property: 2.5km



This report has been compiled on 05/06/2024 by First National Real Estate Mark Gunther. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

33 MCGREGOR AVENUE, HEALESVILLE, VIC 3777

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$515,000

Property type

Vacant Land

Suburb

HEALESVILLE

Period

01 April 2023 to 31 March 2024

Source

pricfinder

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

68 THOMAS RD, HEALESVILLE, VIC 3777	\$350,000	14/12/2023
27A ELAMO RD, HEALESVILLE, VIC 3777	\$300,000	14/12/2023
15 OAKRIDGE RISE, HEALESVILLE, VIC 3777	\$565,000	20/02/2024

This Statement of Information was prepared on:

05/06/2024