

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

40 Penny Lane, Healesville Vic 3777

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$820,000 Property Type House Suburb Healesville

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	75 Newgrove Rd HEALESVILLE 3777	\$1,426,500	28/11/2023
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 13/03/2024 16:08



 5  2  10

Property Type: House

Land Size: 3898 sqm approx

Agent Comments

Comparable Properties



75 Newgrove Rd HEALESVILLE 3777 (REI/VG) **Agent Comments**

 5  3  5

Price: \$1,426,500

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 3854 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.