Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	75 Airlie Road, Healesville Vic 3777
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$790,000	&	\$840,000
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Median sale price

Median price	\$495,000	Pro	perty Type	Vacant land		Suburb	Healesville
Period - From	20/05/2023	to	19/05/2024		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

Add	dress of comparable property	Price	Date of sale
1	262 Don Rd BADGER CREEK 3777	\$775,000	31/07/2023
2	58B Thomas Rd HEALESVILLE 3777	\$590,000	21/08/2023
3	1 Martin La HEALESVILLE 3777	\$525,000	27/02/2024

OR

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

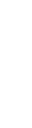
This Statement of Information was prepared on:	20/05/2024 15:11





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Indicative Selling Price \$790,000 - \$840,000 **Median Land Price** 20/05/2023 - 19/05/2024: \$495,000





Comparable Properties

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262 Don Rd BADGER CREEK 3777 (REI/VG)

Price: \$775,000 Method: Private Sale Date: 31/07/2023 Property Type: Land

Land Size: 6977 sqm approx

Agent Comments



58B Thomas Rd HEALESVILLE 3777 (REI/VG) Agent Comments

Price: \$590,000 Method: Private Sale Date: 21/08/2023 Property Type: Land

Land Size: 7811 sqm approx



1 Martin La HEALESVILLE 3777 (REI/VG)

Price: \$525.000 Method: Private Sale

Date: 27/02/2024

Property Type: Land Land Size: 4046.86 sqm approx Agent Comments

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



