

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

75 Airlie Road, Healesville Vic 3777

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$495,000 Property 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	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 comparable properties 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



Property Type:

Agent Comments

Comparable Properties



262 Don Rd BADGER CREEK 3777 (REI/VG)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 31/07/2023

Property Type: Land

Land Size: 6977 sqm approx



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)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 27/02/2024

Property Type: Land

Land Size: 4046.86 sqm approx