

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

29 Mcgrettons Road, Healesville Vic 3777

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 1 - Vacant Land - 620m2	\$460,000	Or range between		&	
Lot 3 - Vacant Land - 500m2	\$445,000	Or range between		&	
Lot 13 - Vacant Land - 557m2	\$465,000	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

**

Suburb

Healesville

Period - From

to

Source

**This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 1—Vacant Land —620m ²			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3—Vacant Land —500m ²			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 13—Vacant Land—557m ²			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

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

This Statement of Information was prepared on:

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