



## 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  
4 Barra Close, Healesville Vic 3777

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$349,000

#### Median sale price\*

Median price  House  Unit  Suburb Healesville

Period - From  to  Source

#### 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 | 8 Raymond Ct HEALESVILLE 3777  | \$310,000 | 01/11/2018   |
| 2 | 20a Ryrie St HEALESVILLE 3777  | \$300,000 | 25/09/2018   |
| 3 | Gepp Rd HEALESVILLE 3777       | \$232,500 | 26/09/2018   |

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.~~

\* 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), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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**Indicative Selling Price**  
\$349,000  
**No median price available**



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties

**8 Raymond Ct HEALESVILLE 3777 (VG)**

**Agent Comments**



**Price:** \$310,000  
**Method:** Sale  
**Date:** 01/11/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 502 sqm approx



**20a Ryrie St HEALESVILLE 3777 (REI/VG)**

**Agent Comments**



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 25/09/2018  
**Rooms:** -  
**Property Type:** Land

**Gepp Rd HEALESVILLE 3777 (VG)**

**Agent Comments**



**Price:** \$232,500  
**Method:** Sale  
**Date:** 26/09/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1818 sqm approx