

Gary Lucas 03 5962 3030 0407 595 113 gary@markgunther.com.au

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

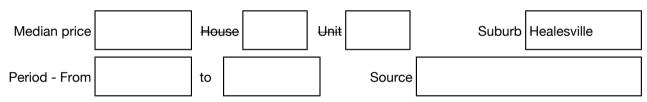
ss 13 Tevlin Place, Healesville Vic 3777 nd de

Indicative selling price

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

Range between \$395,00	. &	\$430,000
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Median sale price*



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	1/15 Stephens Rd HEALESVILLE 3777	\$456,000	21/02/2018
2	3/15 Stephens Rd HEALESVILLE 3777	\$415,000	21/11/2017
3	4/10 Elamo Rd HEALESVILLE 3777	\$370,000	07/04/2018

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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13 Tevlin Place, Healesville Vic 3777



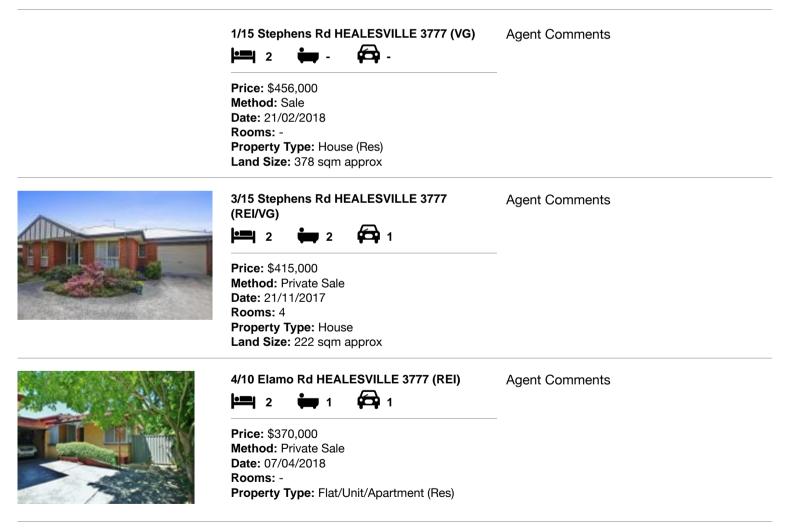




Rooms: Property Type: House Land Size: 128 sqm approx Agent Comments Gary Lucas 03 5962 3030 0407 595 113 gary@markgunther.com.au

Indicative Selling Price \$395,000 - \$430,000 No median price available

Comparable Properties



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