



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
12 Rutter Avenue, Healesville Vic 3777

Indicative selling price

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

Range between \$600,000 & \$660,000

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	15a Westmount Rd HEALESVILLE 3777	\$650,000	01/07/2017
2	4 Evelyn Gr HEALESVILLE 3777	\$650,000	17/10/2017
3	8 Currawong Rd HEALESVILLE 3777	\$610,000	26/06/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
No median price available

Comparable Properties



15a Westmount Rd HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$650,000
Method: Sold Before Auction
Date: 01/07/2017
Rooms: -
Property Type: House
Land Size: 724 sqm approx



4 Evelyn Gr HEALESVILLE 3777 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 17/10/2017
Rooms: 9
Property Type: House

8 Currawong Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 26/06/2017
Rooms: 8
Property Type: House