



**Rooms:**  
**Property Type:** Townhouse  
 (Single)  
**Land Size:** 1144 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$380,000 - \$418,000  
**Median House Price**  
 June quarter 2017: \$530,000

## Comparable Properties



**10 Evelyn Gr HEALESVILLE 3777 (REI/VG)** Agent Comments



**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 19/04/2017  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 672 sqm approx

**2/9 Mcgrettons Rd HEALESVILLE 3777 (VG)** Agent Comments



**Price:** \$395,000  
**Method:** Sale  
**Date:** 24/02/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**4/19 Westmount Rd HEALESVILLE 3777 (REI/VG)** Agent Comments



**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 26/02/2017  
**Rooms:** 3  
**Property Type:** Unit

## 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: 21a Elamo Road, Healesville Vic 3777

### Indicative selling price

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

Range between \$380,000 & \$418,000

### Median sale price

Median price: \$530,000 House: X Suburb: Healesville  
 Period - From: 01/04/2017 to: 30/06/2017 Source: REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Evelyn Gr HEALESVILLE 3777	\$455,000	19/04/2017
2/9 Mcgrettons Rd HEALESVILLE 3777	\$395,000	24/02/2017
4/19 Westmount Rd HEALESVILLE 3777	\$375,000	26/02/2017