

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

1/10 ELAMO 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)

Single Price

or range
between

\$415,000

&

\$456,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Healesville

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 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

5 LEITCH CLOSE HEALESVILLE VIC 3777

\$575,000

18-Oct-24

1/9 MCGRETTONS ROAD HEALESVILLE VIC 3777

\$550,000

16-Sep-24

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 6 months.

This Statement of Information was prepared on: 23 December 2024



5 LEITCH CLOSE HEALESVILLE VIC 3777

Sold Price

\$575,000

Sold Date

18-Oct-24

 2

 1

 1

Distance

1.72km



1/9 MCGRETTONS ROAD HEALESVILLE VIC 3777

Sold Price

\$550,000

Sold Date

16-Sep-24

 2

 1

 1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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