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: 3 Thornbill Close, Healesville Vic 3777

Indicative selling price

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

Range between $750,000 & $798,000

Median sale price

Median price $795,000 Property Type House Suburb Healesville

Period - From 01/04/2022 to 31/03/2023 Source REIV

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	16 Auburn Rd HEALESVILLE 3777	$795,000	10/02/2023
2	14 Merton Gr HEALESVILLE 3777	$782,000	15/12/2022
3			

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.

This Statement of Information was prepared on: 26/04/2023 12:57

3 Thornbill Close, Healesville Vic 3777



3 2 3

Property Type: House
Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $798,000
Median House Price
Year ending March 2023: $795,000

Comparable Properties



16 Auburn Rd HEALESVILLE 3777 (REI/VG)

3 2 6

Price: $795,000
Method: Private Sale
Date: 10/02/2023
Property Type: House
Land Size: 1007 sqm approx

Agent Comments



14 Merton Gr HEALESVILLE 3777 (REI/VG)

3 2 1

Price: $782,000
Method: Private Sale
Date: 15/12/2022
Property Type: House
Land Size: 1008 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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