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 or locality and postcode	6 Margaret 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)

range between $900,000 & $990,000

Median sale price

Median price	$880,000	Property type	*House*	Suburb	Healesville
Period - From	01.01.2022	to	31.03.2022	Source	REIV

Comparable property sales

A* There is one property sold within five kilometres of the property for sale in the last 18 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. 9 Cornelius Crescent, Healesville 3777 VIC	$ 771,000	31.07.2020

This Statement of Information was prepared on: 19.04.2022