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: 7 Blannin Street Healesville VIC 3777

Indicative selling price

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

Range Between $1,050,000 & $1,150,000

Median sale price

Median price: $925,000 | Property type: *House* | Suburb: Healesville

Period - From: 1/4/23 to 30/6/23 | Source: REIV

Comparable property sales

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
2 St Leonards Rd HEALESVILLE 3777 VIC	$1,075,000	04/05/2023
25 Farnham Rd HEALESVILLE 3777 VIC	$1,100,000	01/04/2023
31 Juel Cr HEALESVILLE 3777 VIC	$1,290,000	05/06/2023

This Statement of Information was prepared on: 06/10/2023