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	3/33 MARNA STREET, HEALESVILLE VIC 3777

Indicative selling price

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

Single price	$640,000.00

Median sale price

Median price	$637,000.00	Property type	*Unit*	Suburb	Healesville
Period - From	1/10/2022	to	31/12/2022	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
1/105 Maroondah Highway, HEALESVILLE 3777	$640,000	4/12/2022
14/16-20 Smith Street, HEALESVILLE 3777	$652,000	16/4/2022
5/5a McGrettons Road, Healesville 3777	$650,000	18/1/2023

This Statement of Information was prepared on: 8/3/2023