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: 15 Christie Parade, 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 $750,000.00 & $795,000.00

Median sale price

Median price: $780,000.00 Property type: *House* Suburb: Healesville

Period - From: 1/7/2022 to: 30/9/202 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
10A Harker Street, Healesville	$780,000.00	8/9/2022
1 McGrettons Road Healesville	$820,000.00	9/3/2022
18 Ryans Road Healesville	$850,000.00	16/2/2022

This Statement of Information was prepared on: 9/01/2023