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	9 Casey Street, Healesville Vic 3777

Indicative selling price

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

Range between $820,000 & $850,000

Median sale price

Median price $842,500 Property Type House Suburb Healesville

Period - From 30/04/2023 to 29/04/2024 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	76 Maroondah Hwy HEALESVILLE 3777	$850,000	12/04/2024
2	36 Roma Av BADGER CREEK 3777	$832,500	19/12/2023
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: 30/04/2024 10:41

9 Casey Street, Healesville Vic 3777



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Property Type: House (Previously Occupied - Detached)
Land Size: 1327 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $850,000
Median House Price
30/04/2023 - 29/04/2024: $842,500

Comparable Properties



76 Maroondah Hwy HEALESVILLE 3777 (REI)

4 2 2

Price: $850,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 793 sqm approx

Agent Comments



36 Roma Av BADGER CREEK 3777 (REI/VG)

4 2 6

Price: $832,500
Method: Private Sale
Date: 19/12/2023
Property Type: House
Land Size: 823 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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