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	3/376 Maroondah Highway, Healesville Vic 3777

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $670,000 Property Type Townhouse Suburb Healesville

Period - From 11/01/2022 to 10/01/2023 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	24a St Leonards Rd HEALESVILLE 3777	$675,000	02/12/2022
2	2 Preston Way HEALESVILLE 3777	$670,000	08/09/2022
3	2/14 Blannin St HEALESVILLE 3777	$658,000	26/07/2022

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: 11/01/2023 10:27

3/376 Maroondah Highway, Healesville Vic 3777

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3 2 2

Rooms: 5
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$650,000 - $690,000
Median Townhouse Price
11/01/2022 - 10/01/2023: $670,000

Comparable Properties

24a St Leonards Rd HEALESVILLE 3777 (VG)

3 - -

Agent Comments

Price: $675,000
Method: Sale
Date: 02/12/2022
Property Type: House (Res)
Land Size: 317 sqm approx



2 Preston Way HEALESVILLE 3777 (REI)

3 2 2

Agent Comments

Price: $670,000
Method: Private Sale
Date: 08/09/2022
Property Type: Townhouse (Single)
Land Size: 262 sqm approx



2/14 Blannin St HEALESVILLE 3777 (REI/VG)

3 2 2

Agent Comments

Price: $658,000
Method: Private Sale
Date: 26/07/2022
Property Type: House

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