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	20 Crowley Road, Healesville Vic 3777

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $830,000 Property Type House Suburb Healesville

Period - From 01/01/2022 to 31/12/2022 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	95 Maroondah Hwy HEALESVILLE 3777	$1,150,000	09/08/2022
2			
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: 08/02/2023 10:59

20 Crowley Road, Healesville Vic 3777

Sarah Savio
9725 98555
0434 639 996
ssavio@barryplant.com.au



4 2 2

Property Type: House
Land Size: 2113 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending December 2022: $830,000

Comparable Properties



95 Maroondah Hwy HEALESVILLE 3777 (VG)

3 - -

Price: $1,150,000
Method: Sale
Date: 09/08/2022
Property Type: House (Res)
Land Size: 1411 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.

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