

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

3/3 BLANNIN STREET 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)

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Healesville

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

115A MAROONDAH HIGHWAY HEALESVILLE VIC 3777	\$585,000	15-Aug-24
5 LEITCH CLOSE HEALESVILLE VIC 3777	\$575,000	18-Oct-24
1/9 MCGRETTONS ROAD HEALESVILLE VIC 3777	\$550,000	16-Sep-24

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 6 months.

This Statement of Information was prepared on: 17 December 2024



**115A MAROONDAH HIGHWAY
HEALESVILLE VIC 3777**

 2  2  1

Sold Price **\$585,000** Sold Date **15-Aug-24**

Distance **0.88km**



**5 LEITCH CLOSE HEALESVILLE VIC
3777**

 2  1  1

Sold Price **\$575,000** Sold Date **18-Oct-24**

Distance **0.99km**



**1/9 MCGRETTONS ROAD
HEALESVILLE VIC 3777**

 2  1  1

Sold Price **\$550,000** Sold Date **16-Sep-24**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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