Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 15/13 Steel Street, Healesville Vic 3777

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov	v.au	/underquot	ting		
Single pric	e \$420,000							
Median sale p	rice							
Median price	\$613,000	Pro	operty Type	Unit			Suburb	Healesville
Period - From	01/10/2023	to	30/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	22/13 Steel St HEALESVILLE 3777	\$415,000	06/11/2024
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:

13/01/2025 15:08



Integrity





Property Type: Unit Land Size: 194 sqm approx Agent Comments Jane Nunn 9730 2333 0432 375 940 jane@integrityrealestate.com.au

Indicative Selling Price \$420,000 Median Unit Price Year ending September 2024: \$613,000

Comparable Properties



22/13 Steel St HEALESVILLE 3777 (VG)



Price: \$415,000 Method: Sale Date: 06/11/2024 Property Type: Retirement Village Individual Flat/Unit 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 - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888

propertydata



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