

# 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

15/13 Steel Street, Healesville Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$420,000

### Median sale price

Median price \$613,000

Property Type Unit

Suburb Healesville

Period - From 01/10/2023

to 30/09/2024

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	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

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**Indicative Selling Price**

\$420,000

**Median Unit Price**

Year ending September 2024: \$613,000



 2    1    1

**Property Type:** Unit

**Land Size:** 194 sqm approx

Agent Comments

## Comparable Properties



**22/13 Steel St HEALESVILLE 3777 (VG)**

Agent Comments

 2    -    -

**Price:** \$415,000

**Method:** Sale

**Date:** 06/11/2024

**Property Type:** Retirement Village Individual Flat/Unit

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.