

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Wickham Court, Heyfield Vic 3858

### Indicative selling price

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

Single price

\$215,000

### Median sale price

Median price

\$352,000

Property Type

House

Suburb

Heyfield

Period - From

01/01/2021

to

31/03/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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                              | 14 Allman St HEYFIELD 3858     | \$195,000 | 11/01/2021   |
| 2                              | 18 Anderson St HEYFIELD 3858   | \$215,000 | 20/07/2020   |
| 3                              | 61 Racecourse Rd HEYFIELD 3858 | \$220,000 | 03/07/2020   |

OR

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/06/2021 10:08

7 Wickham Court, Heyfield Vic 3858

**GRAHAM CHALMER**  
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$215,000

**Median House Price**

March quarter 2021: \$352,000



3 1 0

**Rooms:** 4

**Property Type:** House

**Land Size:** 620 sqm approx

Agent Comments

## Comparable Properties



**14 Allman St HEYFIELD 3858 (VG)**

Agent Comments

3 - -

**Price:** \$195,000

**Method:** Sale

**Date:** 11/01/2021

**Property Type:** House (Res)

**Land Size:** 555 sqm approx



**18 Anderson St HEYFIELD 3858 (REI/VG)**

Agent Comments

3 1 4

**Price:** \$215,000

**Method:** Private Sale

**Date:** 20/07/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 2118 sqm approx



**61 Racecourse Rd HEYFIELD 3858 (REI/VG)**

Agent Comments

4 1 2

**Price:** \$220,000

**Method:** Private Sale

**Date:** 03/07/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 741 sqm approx

**Account** - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690