

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

160C Mustons Lane, Heyfield Vic 3858

Indicative selling price

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

Single price \$800,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	2 Bibaringa Ct SEATON 3858	\$710,000	22/10/2024
2	33 Tyson Rd HEYFIELD 3858	\$740,000	28/11/2023
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:

29/11/2024 13:43

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 4  2  8

Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 81405 sqm sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000
No median price available

Comparable Properties



2 Bibaringa Ct SEATON 3858 (REI)

Agent Comments

 4  2  4

Price: \$710,000
Method: Private Sale
Date: 22/10/2024
Property Type: Lifestyle Property (Rur)
Land Size: 19400 sqm approx



33 Tyson Rd HEYFIELD 3858 (VG)

Agent Comments

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Price: \$740,000
Method: Sale
Date: 28/11/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 7215 sqm approx

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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