

# 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

16 Anderson Street, 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 \$645,000

### Median sale price

Median price \$350,000

Property Type House

Suburb Heyfield

Period - From 01/01/2024

to 31/12/2024

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 eighteen 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	54 Tyson Rd HEYFIELD 3858	\$690,000	12/08/2024
2	29 Bruce St HEYFIELD 3858	\$650,000	15/04/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

24/02/2025 15:42



**Property Type:** Residential House  
**Land Size:** 2436 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$645,000  
**Median House Price**  
 Year ending December 2024: \$350,000

## Comparable Properties



**54 Tyson Rd HEYFIELD 3858 (REI/VG)**

Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 12/08/2024  
**Property Type:** House  
**Land Size:** 3512 sqm approx



**29 Bruce St HEYFIELD 3858 (VG)**

Agent Comments



**Price:** \$650,000  
**Method:** Sale  
**Date:** 15/04/2024  
**Property Type:** House (Res)  
**Land Size:** 1517 sqm approx

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 eighteen months.

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