### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered f	or sale
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Address Including suburb or locality and postcode	

#### Indicative selling price

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

Single price \$645,000

#### Median sale price

Median price	\$350,000	Pro	perty 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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress 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

В\* 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)







Price: \$650,000 Method: Sale Date: 15/04/2024

Property Type: House (Res) Land Size: 1517 sqm approx **Agent Comments** 

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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