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	27 Mills Street, Heyfield Vic 3858
Including suburb or	·
locality and postcode	

Indicative selling price

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

Single price \$325,000

Median sale price

Median price	\$335,000	Pro	perty Type	House		Suburb	Heyfield
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 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

Address of comparable property		Price	Date of sale
1	10 Perry Ct HEYFIELD 3858	\$335,000	09/09/2024
2	2 Weir Rd HEYFIELD 3858	\$320,000	14/08/2024
3	27 Tyson Rd HEYFIELD 3858	\$310,000	17/06/2024

OR

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

This Statement of Information was prepared on:	13/01/2025 11:33













Property Type: House Land Size: 567 sqm approx

Agent Comments

Indicative Selling Price \$325,000

Median House Price

Year ending September 2024: \$335,000

Comparable Properties



10 Perry Ct HEYFIELD 3858 (REI/VG)

Price: \$335.000 Method: Private Sale

Agent Comments

Date: 09/09/2024 Property Type: House Land Size: 869 sqm approx



2 Weir Rd HEYFIELD 3858 (VG)





Price: \$320,000 Method: Sale Date: 14/08/2024

Property Type: House (Res) Land Size: 1154 sqm approx **Agent Comments**

27 Tyson Rd HEYFIELD 3858 (VG)



Price: \$310,000 Method: Sale Date: 17/06/2024

Property Type: House (Res) Land Size: 923 sqm approx **Agent Comments**

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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