

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

Lot 3 Sunray Court, Heyfield Vic 3858

Indicative selling price

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

Single price \$360,000

Median sale price

Median price \$305,000

Property Type Vacant land

Suburb Heyfield

Period - From 19/12/2023

to 18/12/2024

Source Property Data

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	Heyfield Seaton Rd SEATON 3858	\$350,000	09/02/2024
2	Stringer Rd TOONGABBIE 3856	\$318,000	08/09/2023
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:

19/12/2024 09:41



Property Type: Land
Land Size: 30109 sqm approx
Agent Comments

Indicative Selling Price
\$360,000
Median Land Price
19/12/2023 - 18/12/2024: \$305,000

Comparable Properties

Heyfield Seaton Rd SEATON 3858 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 09/02/2024
Property Type: Hobby Farm < 20 ha
Land Size: 36000 sqm approx

Stringer Rd TOONGABBIE 3856 (VG)

Agent Comments



Price: \$318,000
Method: Sale
Date: 08/09/2023
Property Type: Hobby Farm < 20 ha
Land Size: 4051 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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