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 | 9 Gordon 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 \$450,000

Median sale price

| Median price \$350,000 | Pro | pperty Type Ho | use | S | Suburb Heyfield |
|--------------------------|-----|----------------|-----|--------|-----------------|
| Period - From 01/01/2024 | to | 31/12/2024 | Sou | ırce R | 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 | | Price | Date of sale |
|--------------------------------|----------------------------|-----------|--------------|
| 1 | 45 Maffra Rd HEYFIELD 3858 | \$430,000 | 15/04/2024 |
| 2 | 21 Tyson Rd HEYFIELD 3858 | \$470,000 | 20/03/2024 |
| 3 | 27 River St HEYFIELD 3858 | \$435,000 | 18/10/2023 |

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 18 months.

| This Statement of Information was prepared on: | 07/02/2025 13:22 |
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Property Type: House **Land Size:** 806 sqm approx Agent Comments

Indicative Selling Price \$450,000 Median House Price

Year ending December 2024: \$350,000

Comparable Properties



45 Maffra Rd HEYFIELD 3858 (REI/VG)

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Price: \$430,000 Method: Private Sale Date: 15/04/2024 Property Type: House Land Size: 674 sqm approx Agent Comments

21 Tyson Rd HEYFIELD 3858 (VG)

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Agent Comments

Price: \$470,000 Method: Sale Date: 20/03/2024

Property Type: House (Res) **Land Size:** 767 sqm approx



27 River St HEYFIELD 3858 (REI/VG)

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Price: \$435,000 Method: Private Sale Date: 18/10/2023 Property Type: House Land Size: 1034 sqm approx **Agent Comments**

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





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