Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	6 Wickham Court, 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 \$255,000

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 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

1	9 Bruce St HEYFIELD 3858	\$280,000	25/06/2024
2	19 Bruce St HEYFIELD 3858	\$275,000	31/05/2024
3	36 Skeels St HEYFIELD 3858	\$255,000	15/03/2024

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:	22/01/2025 10:25



Date of sale











Property Type:Agent Comments

Indicative Selling Price \$255,000 Median House Price Year ending December 2024: \$350,000

Comparable Properties



9 Bruce St HEYFIELD 3858 (REI/VG)

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Agent Comments

Price: \$280,000 Method: Private Sale Date: 25/06/2024 Property Type: House Land Size: 855 sqm approx



19 Bruce St HEYFIELD 3858 (REI/VG)

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Price: \$275,000

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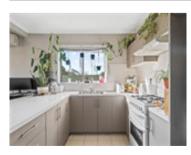
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Agent Comments

Method: Private Sale Date: 31/05/2024 Property Type: House Land Size: 842 sqm approx



36 Skeels St HEYFIELD 3858 (REI/VG)

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Price: \$255,000 Method: Private Sale Date: 15/03/2024 Property Type: House Land Size: 709 sqm approx **Agent Comments**

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





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