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 \$460,000

Median sale price

Median price \$335,000	Pro	perty Type Ho	ouse		Suburb	Heyfield
Period - From 01/10/2023	to	30/09/2024	So	urce	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:	16/12/2024 15:11













Property Type: House Land Size: 806 sqm approx **Agent Comments**

Median House Price

Year ending September 2024: \$335,000

Indicative Selling Price

\$460,000

Comparable Properties



45 Maffra Rd HEYFIELD 3858 (REI/VG)

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)





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)



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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