

# 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  
Including suburb or  
locality and postcode

2 Anderson Street, Heyfield Vic 3858

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$220,000 & \$240,000

### Median sale price

Median price \$335,000 Property 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	Price	Date of sale
1	31 Anderson St HEYFIELD 3858	\$245,000	15/04/2024
2	16 Portas Mill La HEYFIELD 3858	\$248,000	05/02/2024
3	76 Weir Rd HEYFIELD 3858	\$245,000	21/08/2023

**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:

12/11/2024 16:23



 2-3  1  3

**Property Type:** Residential Land

**Land Size:** 809 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$220,000 - \$240,000

**Median House Price**

Year ending September 2024: \$335,000

## Comparable Properties



**31 Anderson St HEYFIELD 3858 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$245,000

**Method:** Private Sale

**Date:** 15/04/2024

**Property Type:** House

**Land Size:** 683 sqm approx



**16 Portas Mill La HEYFIELD 3858 (VG)**

**Agent Comments**

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**Price:** \$248,000

**Method:** Sale

**Date:** 05/02/2024

**Property Type:** House (Res)

**Land Size:** 555 sqm approx

**76 Weir Rd HEYFIELD 3858 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$245,000

**Method:** Sale

**Date:** 21/08/2023

**Property Type:** House (Res)

**Land Size:** 809 sqm approx

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