# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Proper <sup>a</sup>	ty o	ffered	for	sale
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Address	2 Anderson 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

Range between \$220,000 &	\$240,000
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#### Median sale price

Median price	\$335,000	Pro	perty 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.

Ad	dress 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







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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)

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Agent Comments

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)

Price: \$248,000 Method: Sale Date: 05/02/2024

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Property Type: House (Res) Land Size: 555 sqm approx

**Agent Comments** 

76 Weir Rd HEYFIELD 3858 (VG)

Price: \$245,000 Method: Sale Date: 21/08/2023

Property Type: House (Res) Land Size: 809 sqm approx **Agent Comments** 

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