

# 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

49 Skeels Street, Heyfield Vic 3858

### Indicative selling price

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

Single price

\$440,000

### Median sale price\*

Median price

Property Type

Suburb

Heyfield

Period - From

to

Source

### 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 eighteen 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	22B Sandy Creek Rd MAFFRA 3860	\$460,000	30/08/2022
2	Boisdale Newry Rd BOISDALE 3860	\$400,000	15/02/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on:

07/03/2024 14:38

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** Land ( FZ)  
**Land Size:** 44160 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$440,000  
**No median price available**

## Comparable Properties

### 22B Sandy Creek Rd MAFFRA 3860 (VG)

**Agent Comments**



**Price:** \$460,000  
**Method:** Sale  
**Date:** 30/08/2022  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 21300 sqm approx

### Boisdale Newry Rd BOISDALE 3860 (VG)

**Agent Comments**



**Price:** \$400,000  
**Method:** Sale  
**Date:** 15/02/2022  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 160000 sqm approx

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 eighteen months.