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

192 Lambrecht Road, Heyfield Vic 3858

Indicative selling price

| | | | , , ,, |
|-------------------------|-----------|---------------------|-----------------|
| For the meaning of this | nrica saa | consumer vic dov au | /underguoting |
| For the meaning of this | phice 3cc | consumer.vic.gov.au | / under quoting |

Single price \$760,000

Median sale price*

| Median price | Pro | operty Type | | | Suburb | Heyfield |
|---------------|-----|-------------|-----|------|--------|----------|
| Period - From | to | | Sou | urce | | |

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 410 Mclachlans Rd TINAMBA WEST 3859 | \$775,000 | 11/09/2024 |
| 2 | 82 Masons La MAFFRA WEST UPPER 3859 | \$800,000 | 01/07/2024 |
| 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:

02/12/2024 13:30

* 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: Hobby Farm < 20 ha Land Size: 40000 sqm approx Agent Comments Indicative Selling Price \$760,000 No median price available

Comparable Properties

| 410 McIachlans Rd TINAMBA WEST 3859 (VG) 3 🎃 - 🏟 - | Agent Comments |
|--|----------------|
| Price: \$775,000 Method: Sale Date: 11/09/2024 | |
| Property Type: Hobby Farm < 20 ha (Rur) Land Size: 39800 sqm approx | |
| 82 Masons La MAFFRA WEST UPPER 3859 (VG) | Agent Comments |
| == 3 == - | |
| Price: \$800,000 | |
| Method: Sale Date: 01/07/2024 | |
| Property Type: Hobby Farm < 20 ha (Rur) | |

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.

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



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