

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

7 Allman Street, Heyfield Vic 3858

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$140,000

Median sale price

Median price

\$95,000

Property Type

Vacant land

Suburb

Heyfield

Period - From

06/08/2019

to

05/08/2020

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	32 River St HEYFIELD 3858	\$125,000	27/08/2019
2	34 River St HEYFIELD 3858	\$115,000	28/03/2019
3	28 River St HEYFIELD 3858	\$115,000	20/09/2017

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:

06/08/2020 15:41



3 bedrooms - 1 bathroom - 1 car

Property Type: Misc
Improvements Residential (no dwelling)
Land Size: 765 sqm approx
Agent Comments

Indicative Selling Price
\$140,000

Median Land Price
06/08/2019 - 05/08/2020: \$95,000

Comparable Properties

32 River St HEYFIELD 3858 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$125,000
Method: Sale
Date: 27/08/2019
Property Type: Land
Land Size: 1095 sqm approx



34 River St HEYFIELD 3858 (REI/VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$115,000
Method: Private Sale
Date: 28/03/2019
Property Type: Land
Land Size: 1100 sqm approx

28 River St HEYFIELD 3858 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$115,000
Method: Sale
Date: 20/09/2017
Property Type: Land
Land Size: 1029 sqm approx