Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 61a Temple Street, Heyfield Vic 3858

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$495,000								
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 two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2A Gordon St HEYFIELD 3858	\$485,000	20/06/2024
2			
3			

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/12/2024 14:41









Property Type: Agent Comments Indicative Selling Price \$495,000 Median House Price Year ending September 2024: \$335,000

Comparable Properties

2A Gordon St HEYFIELD 3858 (VG)

L-m

2

Agent Comments

Price: \$485,000 Method: Sale Date: 20/06/2024 Property Type: Flat/Unit/Apartment (Res) Land Size: 347 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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