## Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 7 Stagg Street, Heyfield Vic 3858

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	e \$175,000						
Median sale p	rice						
Median price	\$199,500	Pro	operty Type Vac	ant land	Suburb Heyfield		
Period - From	13/02/2024	to	12/02/2025	Source	Property Data		

#### 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.

Ado	dress of comparable property	Price	Date of sale
1	60 Albert St ROSEDALE 3847	\$175,000	09/05/2024
2	3 Honey Ct MAFFRA 3860	\$190,000	08/04/2024
3	30 Mill La ROSEDALE 3847	\$189,000	07/11/2023

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:

13/02/2025 16:13









**Property Type:** Land **Land Size:** 1011 sqm approx Agent Comments Indicative Selling Price \$175,000 Median Land Price 13/02/2024 - 12/02/2025: \$199,500

# **Comparable Properties**

	60 Albert St ROSEDALE 3847 (VG)	Agent Comments	
	heen - heen - heen -		
	Price: \$175,000		
	Method: Sale		
	Date: 09/05/2024		
	Property Type: Land		
	Land Size: 1012 sqm approx		
	3 Honey Ct MAFFRA 3860 (VG)	Agent Comments	
	i 🛏 - 🛱 -		
	Price: \$190,000		
	Method: Sale		
	Date: 08/04/2024		
	Property Type: Land		
	Land Size: 816 sqm approx		
- The second second	30 Mill La ROSEDALE 3847 (REI/VG)	Agent Comments	
Contraction of the second s	Price: \$189,000		
0	Method: Private Sale		
STATE OF	Date: 07/11/2023		
all at	Property Type: Land		
No. Carlo Maria	Land Size: 800 sqm approx		

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



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