

# 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 Stagg Street, Heyfield Vic 3858

### Indicative selling price

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

Single price \$175,000

### Median sale price

Median price \$199,500

Property Type Vacant 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.

	Address 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



**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



**Price:** \$190,000  
**Method:** Sale  
**Date:** 08/04/2024  
**Property Type:** Land  
**Land Size:** 816 sqm approx

**30 Mill La ROSEDALE 3847 (REI/VG)**

Agent Comments



**Price:** \$189,000  
**Method:** Private Sale  
**Date:** 07/11/2023  
**Property Type:** Land  
**Land Size:** 800 sqm approx



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