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 2 Rose Street, Heyfield Vic 3858

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$310,000								
Median sale price									
Median price	\$350,000	Property Type House			Suburb Heyfield				
Period - From	01/01/2024	to	31/12/2024	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.

Ado	dress of comparable property	Price	Date of sale
1	43 River St HEYFIELD 3858	\$285,000	02/12/2024
2	10 Perry Ct HEYFIELD 3858	\$335,000	09/09/2024
3	8 Commercial Rd HEYFIELD 3858	\$315,000	14/06/2024

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:

31/01/2025 12:03



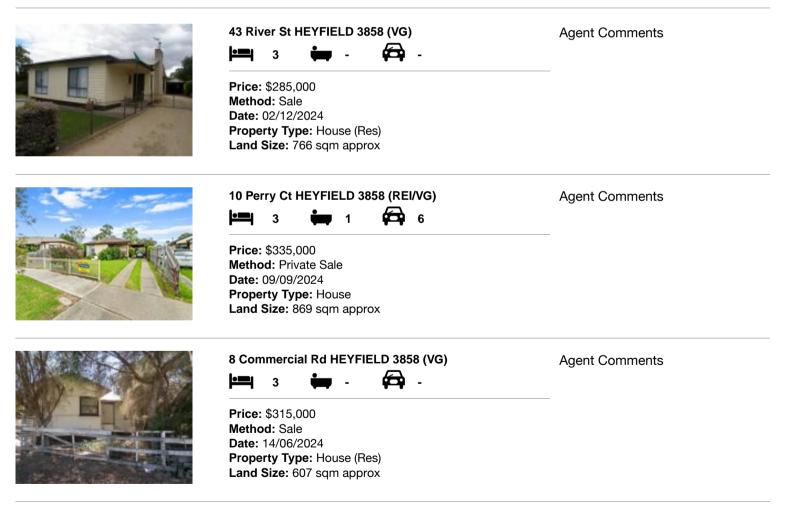






Property Type: House **Land Size:** 563 sqm approx Agent Comments Indicative Selling Price \$310,000 Median House Price Year ending December 2024: \$350,000

Comparable Properties



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



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