

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

34 Skeels Street, Heyfield Vic 3858

Indicative selling price

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

Single price \$149,000

Median sale price

Median price \$247,500

Property Type Vacant land

Suburb Heyfield

Period - From 14/10/2023

to 13/10/2024

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.

	Address of comparable property	Price	Date of sale
1	7 Cricket St COWWARR 3857	\$150,000	05/03/2024
2	8 William St HEYFIELD 3858	\$135,000	23/06/2023
3	9 Davis St HEYFIELD 3858	\$125,000	09/05/2023

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:

14/10/2024 17:09



Property Type: Land Residential
Land Size: 793 sqm sqm approx
[Agent Comments](#)

Indicative Selling Price
\$149,000
Median Land Price
14/10/2023 - 13/10/2024: \$247,500

Comparable Properties



7 Cricket St COWWARR 3857 (VG)

[Agent Comments](#)



Price: \$150,000
Method: Sale
Date: 05/03/2024
Property Type: Land
Land Size: 967 sqm approx

8 William St HEYFIELD 3858 (VG)

[Agent Comments](#)



Price: \$135,000
Method: Sale
Date: 23/06/2023
Property Type: Land
Land Size: 798 sqm approx

9 Davis St HEYFIELD 3858 (VG)

[Agent Comments](#)



Price: \$125,000
Method: Sale
Date: 09/05/2023
Property Type: Land
Land Size: 922 sqm approx

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