

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 Commercial Road, Heyfield Vic 3858

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$367,500

Property Type House

Suburb Heyfield

Period - From 02/09/2023

to 01/09/2024

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 eighteen 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	1-3 Railway St COWWARR 3857	\$550,000	27/08/2024
2	28 Pearson St HEYFIELD 3858	\$549,000	16/08/2023
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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 eighteen months.

This Statement of Information was prepared on:

02/09/2024 10:09



Rooms: 2
Property Type: Land
Agent Comments

Indicative Selling Price
\$560,000
Median House Price
02/09/2023 - 01/09/2024: \$367,500

Comparable Properties



1-3 Railway St COWWARR 3857 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 27/08/2024
Property Type: House
Land Size: 1464 sqm approx

28 Pearson St HEYFIELD 3858 (VG)

Agent Comments



Price: \$549,000
Method: Sale
Date: 16/08/2023
Property Type: House (Res)
Land Size: 1011 sqm approx

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 eighteen months.

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