

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

Lot 2-20 Clark Street, Heyfield Vic 3858

Indicative selling price

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

Single price

\$199,000

Median sale price

Median price

\$187,000

Property Type

Vacant land

Suburb

Heyfield

Period - From

02/08/2021

to

01/08/2022

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	5A Allman St HEYFIELD 3858	\$135,000	18/04/2021
2	14 Mills St HEYFIELD 3858	\$130,000	20/04/2021
3	13 Stagg St HEYFIELD 3858	\$124,000	27/10/2021

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:

02/08/2022 09:32



Property Type: Residential Land

Land Size: 364 sqm approx

Agent Comments

Indicative Selling Price

\$199,000

Median Land Price

02/08/2021 - 01/08/2022: \$187,000

Comparable Properties



5A Allman St HEYFIELD 3858 (VG)

Agent Comments



Price: \$135,000

Method: Sale

Date: 18/04/2021

Property Type: Land



14 Mills St HEYFIELD 3858 (VG)

Agent Comments



Price: \$130,000

Method: Sale

Date: 20/04/2021

Property Type: Land

Land Size: 588 sqm approx



13 Stagg St HEYFIELD 3858 (VG)

Agent Comments



Price: \$124,000

Method: Sale

Date: 27/10/2021

Property Type: Land

Land Size: 381 sqm approx