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

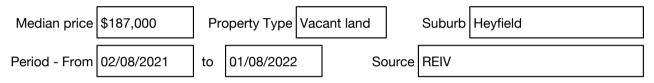
Lot 2-20 Clark Street, Heyfield Vic 3858

Indicative selling price

				/ / /
For the mear	ning of this	Drice see	consumer vic a	ov.au/underquoting
	mig or ano	p1100 000	00110011101.vi0.g.	svida/ anaol quoting

Single price \$199,000

Median sale price



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.

Add	dress 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)

Price: \$135,000 Method: Sale Date: 18/04/2021 Property Type: Land

14 Mills St HEYFIELD 3858 (VG)

Agent Comments

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)

Price: \$124,000 Method: Sale Date: 27/10/2021 Property Type: Land Land Size: 381 sqm approx Agent Comments

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.