

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

4 Tyson Road, Heyfield Vic 3858

Indicative selling price

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

Single price \$440,000

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.

	Address of comparable property	Price	Date of sale
1	38 Firebrace Rd HEYFIELD 3858	\$430,000	07/01/2025
2	14 Davis St HEYFIELD 3858	\$430,000	29/10/2024
3	6 Harbeck St HEYFIELD 3858	\$440,000	07/08/2024

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:

11/02/2025 12:45



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Property Type: Residential House

Land Size: 748 sqm approx

Agent Comments

Indicative Selling Price

\$440,000

Median House Price

Year ending December 2024: \$350,000

Comparable Properties



38 Firebrace Rd HEYFIELD 3858 (REI)

Agent Comments

3 1 5

Price: \$430,000

Method: Private Sale

Date: 07/01/2025

Property Type: House

Land Size: 920 sqm approx



14 Davis St HEYFIELD 3858 (REI/VG)

Agent Comments

3 2 2

Price: \$430,000

Method: Private Sale

Date: 29/10/2024

Property Type: House

Land Size: 1182 sqm approx

6 Harbeck St HEYFIELD 3858 (VG)

Agent Comments

3 - -

Price: \$440,000

Method: Sale

Date: 07/08/2024

Property Type: House (Res)

Land Size: 1042 sqm approx

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