Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4 Tyson Road, Heyfield Vic 3858
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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)

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. 2 Agent Comments

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)

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Price: \$430,000 Method: Private Sale Date: 29/10/2024 Property Type: House Land Size: 1182 sqm approx

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Agent Comments

6 Harbeck St HEYFIELD 3858 (VG)

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Price: \$440,000 Method: Sale Date: 07/08/2024

Property Type: House (Res) **Land Size:** 1042 sqm approx

Agent Comments

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





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