Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	7 Stagg Street, Heyfield Vic 3858
Including suburb or	
locality and postcode	

Indicative selling price

Property offered for sale

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

Single price \$179,000

Median sale price

Median price	\$135,000	Pro	perty Type	Vacant land		Suburb	Heyfield
Period - From	08/03/2023	to	07/03/2024		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	11 Davis St HEYFIELD 3858	\$160,000	22/12/2022
2			
3			

OR

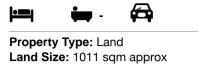
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:	08/03/2024 11:38









Agent Comments

Indicative Selling Price \$179,000 Median Land Price 08/03/2023 - 07/03/2024: \$135,000

Comparable Properties

11 Davis St HEYFIELD 3858 (VG)

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Price: \$160,000 Method: Sale Date: 22/12/2022 Property Type: Land

Land Size: 1029 sqm approx

Agent Comments

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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