

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

10 Stagg Street, Heyfield Vic 3858

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$221,000

House

X

Unit

Suburb or locality

Heyfield

Period - From

01/10/2016

to

30/09/2017

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	33 Bruce St HEYFIELD 3858	\$322,500	08/11/2016
2	5 Mary St HEYFIELD 3858	\$305,000	03/08/2016
3	13 Macfarlane St HEYFIELD 3858	\$295,000	19/12/2016

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$339,000

Median House Price

Year ending September 2017: \$221,000

Comparable Properties



33 Bruce St HEYFIELD 3858 (REI/VG)

Agent Comments



Price: \$322,500

Method: Private Sale

Date: 08/11/2016

Rooms: 10

Property Type: House

Land Size: 1700 sqm approx



5 Mary St HEYFIELD 3858 (VG)

Agent Comments



Price: \$305,000

Method: Sale

Date: 03/08/2016

Rooms: -

Property Type: House (Res)

Land Size: 875 sqm approx



13 Macfarlane St HEYFIELD 3858 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 19/12/2016

Rooms: 4

Property Type: House

Land Size: 780 sqm approx