## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	17 Stagg Street, 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 \$420,000

#### Median sale price

Median price	\$335,000	Pro	perty Type	House		Suburb	Heyfield
Period - From	01/10/2023	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	14 Davis St HEYFIELD 3858	\$430,000	29/10/2024
2	45 Maffra Rd HEYFIELD 3858	\$430,000	15/04/2024
3	27 River St HEYFIELD 3858	\$435,000	18/10/2023

#### 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:	30/12/2024 12:04













**Property Type:** 

Divorce/Estate/Family Transfers Land Size: 894 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$420,000 **Median House Price** 

Year ending September 2024: \$335,000

# Comparable Properties



14 Davis St HEYFIELD 3858 (REI/VG)





Agent Comments

Price: \$430.000 Method: Private Sale Date: 29/10/2024 Property Type: House Land Size: 1182 sqm approx



45 Maffra Rd HEYFIELD 3858 (REI/VG)

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**Agent Comments** 

Price: \$430,000 Method: Private Sale Date: 15/04/2024 Property Type: House Land Size: 674 sqm approx



27 River St HEYFIELD 3858 (REI/VG)





**Agent Comments** 

Price: \$435,000 Method: Private Sale Date: 18/10/2023 Property Type: House Land Size: 1034 sqm approx

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





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