# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 4 Rose Street, Heyfield Vic 3858

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gc	ov.au	ı/underquo	ting				
Single price	e \$289,000									
Median sale price										
Median price	\$320,000	Pro	operty Type	Ηοι	lse		Suburb	Heyfield		
Period - From	08/11/2020	to	07/11/2021		Sc	ource	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.

Add	dress of comparable property	Price	Date of sale
1	44 George St HEYFIELD 3858	\$290,000	08/09/2021
2	1 Anderson St HEYFIELD 3858	\$266,500	24/03/2021
3	39 Bruce St HEYFIELD 3858	\$260,000	26/05/2021

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:

08/11/2021 14:58



4 Rose Street, Heyfield Vic 3858



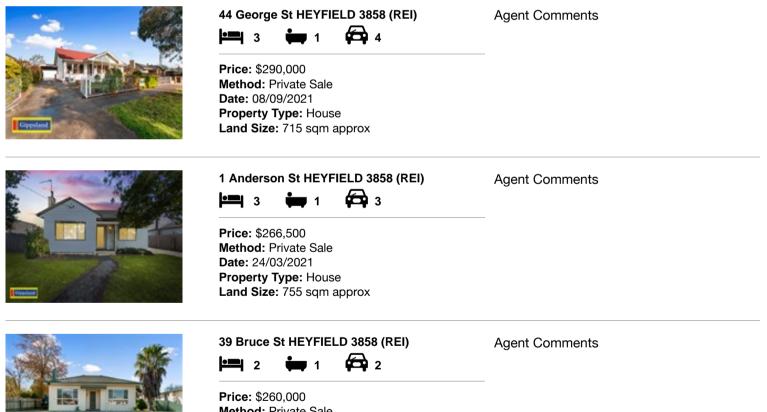




**Property Type:** Agent Comments Leo O'Brien 03 5144 1888 0409 143 668 leo@leoobrienproperty.com.au

Indicative Selling Price \$289,000 Median House Price 08/11/2020 - 07/11/2021: \$320,000

# **Comparable Properties**



Method: Private Sale Date: 26/05/2021 Property Type: House Land Size: 950 sqm approx

#### Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288



propertydata

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