

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

4 Rose Street, Heyfield Vic 3858

Indicative selling price

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

Single price

\$289,000

Median sale price

Median price

\$320,000

Property Type

House

Suburb

Heyfield

Period - From

08/11/2020

to

07/11/2021

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	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

Leo O'Brien
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Indicative Selling Price
\$289,000

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



Property Type:
Agent Comments

Comparable Properties



44 George St HEYFIELD 3858 (REI)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 08/09/2021
Property Type: House
Land Size: 715 sqm approx



1 Anderson St HEYFIELD 3858 (REI)

Agent Comments



Price: \$266,500
Method: Private Sale
Date: 24/03/2021
Property Type: House
Land Size: 755 sqm approx



39 Bruce St HEYFIELD 3858 (REI)

Agent Comments



Price: \$260,000
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