

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

5 Racecourse Road, Heyfield Vic 3858

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$335,000

Property 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

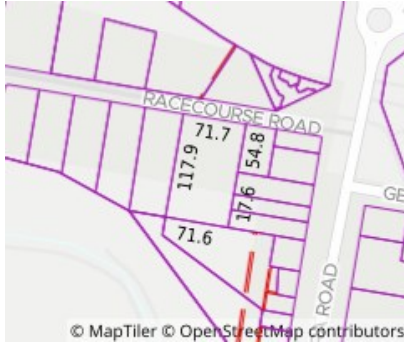
	Address of comparable property	Price	Date of sale
1	10 Elma Ct GLENMAGGIE 3858	\$630,000	16/01/2024
2	2 Commercial Rd HEYFIELD 3858	\$660,000	29/04/2022
3			

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:

26/11/2024 11:11



Property Type: House (Previously Occupied - Detached)
Land Size: 8608 sqm approx
Agent Comments

Indicative Selling Price
\$675,000
Median House Price
Year ending September 2024: \$335,000

Comparable Properties



10 Elma Ct GLENMAGGIE 3858 (VG)

Agent Comments



Price: \$630,000
Method: Sale
Date: 16/01/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20630 sqm approx



2 Commercial Rd HEYFIELD 3858 (VG)

Agent Comments



Price: \$660,000
Method: Sale
Date: 29/04/2022
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx

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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