

# 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

2 Rose Street, Heyfield Vic 3858

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$330,000

### 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 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	10 Perry Ct HEYFIELD 3858	\$335,000	09/09/2024
2	8 Commercial Rd HEYFIELD 3858	\$315,000	14/06/2024
3	57 Maffra Rd HEYFIELD 3858	\$310,000	11/04/2024

**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:

06/11/2024 14:57



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 563 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$330,000  
**Median House Price**  
 Year ending September 2024: \$335,000

## Comparable Properties



**10 Perry Ct HEYFIELD 3858 (REI)**

Agent Comments



**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 09/09/2024  
**Property Type:** House  
**Land Size:** 869 sqm approx



**8 Commercial Rd HEYFIELD 3858 (VG)**

Agent Comments



**Price:** \$315,000  
**Method:** Sale  
**Date:** 14/06/2024  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx



**57 Maffra Rd HEYFIELD 3858 (REI/VG)**

Agent Comments



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 11/04/2024  
**Property Type:** House  
**Land Size:** 669 sqm approx

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