

# 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

10 Perry Court, Heyfield Vic 3858

### Indicative selling price

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

Single price

\$349,000

### Median sale price

Median price

\$380,000

Property Type

House

Suburb

Heyfield

Period - From

01/10/2022

to

30/09/2023

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	25 Weir Rd HEYFIELD 3858	\$350,000	22/06/2023
2	19 Gordon St HEYFIELD 3858	\$350,000	01/08/2022
3	23 Mary St HEYFIELD 3858	\$310,000	08/01/2024

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:

10/01/2024 15:30



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 869 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$349,000

**Median House Price**  
Year ending September 2023: \$380,000

## Comparable Properties

**25 Weir Rd HEYFIELD 3858 (VG)**

**Agent Comments**

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**Price:** \$350,000

**Method:** Sale

**Date:** 22/06/2023

**Property Type:** House (Res)

**Land Size:** 618 sqm approx



**19 Gordon St HEYFIELD 3858 (REI/VG)**

**Agent Comments**

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**Price:** \$350,000

**Method:** Private Sale

**Date:** 01/08/2022

**Property Type:** House

**Land Size:** 898 sqm approx



**23 Mary St HEYFIELD 3858 (REI)**

**Agent Comments**

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**Price:** \$310,000

**Method:** Private Sale

**Date:** 08/01/2024

**Property Type:** House

**Land Size:** 820 sqm approx