

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 Allman Street, Heyfield Vic 3858

Indicative selling price

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

Single price \$190,000

Median sale price*

Median price House Unit Suburb or locality Heyfield

Period - From to Source

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	13 Justice Pde HEYFIELD 3858	\$187,500	07/02/2018
2	53 Maffra Rd HEYFIELD 3858	\$180,000	03/09/2017
3	12 Clark St HEYFIELD 3858	\$180,000	07/08/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$190,000

No median price available

Comparable Properties



13 Justice Pde HEYFIELD 3858 (REI)

Agent Comments



Price: \$187,500

Method: Private Sale

Date: 07/02/2018

Rooms: 5

Property Type: House

Land Size: 1160 sqm approx



53 Maffra Rd HEYFIELD 3858 (VG)

Agent Comments



Price: \$180,000

Method: Sale

Date: 03/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 674 sqm approx



12 Clark St HEYFIELD 3858 (REI/VG)

Agent Comments



Price: \$180,000

Method: Private Sale

Date: 07/08/2017

Rooms: 3

Property Type: House

Land Size: 700 sqm approx