

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	10 Allman Street, Heyfield Vic 3858
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$190,000
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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.

Account - Country Road RE | P: 03 5141 1026 | F: 03 5141 1024

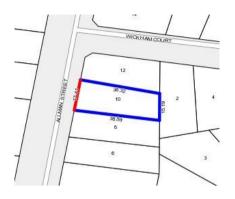




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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), 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









Price: \$180,000 Method: Sale Date: 03/09/2017

Rooms: -

Property Type: House (Res) Land Size: 674 sqm approx

Agent Comments



12 Clark St HEYFIELD 3858 (REI/VG)



Price: \$180,000 Method: Private Sale Date: 07/08/2017 Rooms: 3

Property Type: House Land Size: 700 sqm approx **Agent Comments**

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