

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

8 Licola Road, Heyfield Vic 3858

Indicative selling price

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

Range between \$375,000

&

\$400,000

Median sale price

Median price \$352,000

Property Type House

Suburb Heyfield

Period - From 01/01/2021

to 31/03/2021

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 | 58 Weir Rd HEYFIELD 3858 | \$415,000 | 01/02/2021 |
| 2 | 55 Mills St HEYFIELD 3858 | \$352,000 | 07/02/2021 |
| 3 | 6 Mills St HEYFIELD 3858 | \$340,000 | 18/11/2020 |

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:

10/05/2021 16:40



Property Type:
Agent Comments

Indicative Selling Price
\$375,000 - \$400,000
Median House Price
March quarter 2021: \$352,000

Comparable Properties



58 Weir Rd HEYFIELD 3858 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 01/02/2021
Rooms: 6
Property Type: House
Land Size: 1600 sqm approx



55 Mills St HEYFIELD 3858 (REI)

Agent Comments



Price: \$352,000
Method: Private Sale
Date: 07/02/2021
Property Type: House
Land Size: 900 sqm approx



6 Mills St HEYFIELD 3858 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 18/11/2020
Property Type: House
Land Size: 1000 sqm approx