Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 8 Licola Road, Heyfield Vic 3858

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$375,000			&		\$400,000			
Median sale pr	rice							
Median price	\$352,000	Pro	operty Type	Hou	se		Suburb	Heyfield
Period - From	01/01/2021	to	31/03/2021		So	ource	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.

Ado	dress 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



8 Licola Road, Heyfield Vic 3858







Property Type: Agent Comments Leo O'Brien 03 5144 1888 0409 143 668 leo@leoobrienproperty.com.au

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

Comparable Properties

Alternation of the	58 Weir Rd HEYFIELD 3858 (REI) 3 1 1	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	
Croster	Date: 07/02/2021 Property Type: House Land Size: 900 sqm approx	
and the	6 Mills St HEYFIELD 3858 (REI)	Agent Comments
AN MARK		
States of the	Price: \$340,000	
	Method: Private Sale Date: 18/11/2020	
	Property Type: House Land Size: 1000 sqm approx	

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.