

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

4 Racecourse Road, Heyfield Vic 3858

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$335,000 Property Type House Suburb Heyfield

Period - From 01/10/2023 to 30/09/2024 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 | 54 Tyson Rd HEYFIELD 3858 | \$690,000 | 12/08/2024 |
| 2 | 29 Bruce St HEYFIELD 3858 | \$650,000 | 15/04/2024 |
| 3 | 33 Tyson Rd HEYFIELD 3858 | \$740,000 | 28/11/2023 |

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:

29/10/2024 15:33



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$720,000
Median House Price
Year ending September 2024: \$335,000

Comparable Properties



54 Tyson Rd HEYFIELD 3858 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 12/08/2024
Property Type: House
Land Size: 3512 sqm approx



29 Bruce St HEYFIELD 3858 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 15/04/2024
Property Type: House (Res)
Land Size: 1517 sqm approx



33 Tyson Rd HEYFIELD 3858 (VG)

Agent Comments



Price: \$740,000
Method: Sale
Date: 28/11/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 7215 sqm approx

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