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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|-------|--------|----------|
| Range betweer | \$690,000 | | & | | \$720,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$335,000 | Pro | operty Type | Hou | se | | Suburb | Heyfield |
| Period - From | 01/10/2023 | to | 30/09/2024 | | 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.

| Add | dress 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)



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

29 Bruce St HEYFIELD 3858 (VG)

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Agent Comments

Agent Comments



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

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33 Tyson Rd HEYFIELD 3858 (VG)

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Agent Comments

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

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800



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