## 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 Allman Street, Heyfield Vic 3858

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$315,000								
Median sale price									
Median price	\$357,000	Pro	operty Type Hou	ISE	Suburb	Heyfield			
Period - From	01/01/2023	to	31/12/2023	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.

Ado	dress of comparable property	Price	Date of sale
1	23 Mary St HEYFIELD 3858	\$310,000	08/01/2024
2	30 Firebrace Rd HEYFIELD 3858	\$280,000	20/06/2023
3	8 Portas Mill La HEYFIELD 3858	\$280,000	19/03/2023

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:

21/02/2024 11:57









**Property Type:** House **Land Size:** 602 sqm approx Agent Comments Indicative Selling Price \$315,000 Median House Price Year ending December 2023: \$357,000

# **Comparable Properties**



23 Mary St HEYFIELD 3858 (REI/VG)

30 Firebrace Rd HEYFIELD 3858 (REI/VG)

**6** 3



Price: \$310,000 Method: Private Sale Date: 08/01/2024 Property Type: House Land Size: 820 sqm approx Agent Comments



Price: \$280,000 Method: Private Sale Date: 20/06/2023 Property Type: House Land Size: 868 sqm approx

**1** 3



8 Portas Mill La HEYFIELD 3858 (VG)



HEYFIELD 3858 (VG)

Agent Comments

Agent Comments

Price: \$280,000 Method: Sale Date: 19/03/2023 Property Type: House (Res) Land Size: 550 sqm approx

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





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