

# 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 Allman Street, Heyfield Vic 3858

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$315,000

### Median sale price

Median price

\$357,000

Property Type

House

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.

Address 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



3 1 2

**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)**

**Agent Comments**

3 1 1

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



**30 Firebrace Rd HEYFIELD 3858 (REI/VG)**

**Agent Comments**

3 1 3

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



**8 Portas Mill La HEYFIELD 3858 (VG)**

**Agent Comments**

3 - -

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