# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

160c Mustons Lane, Heyfield Vic 3858

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$780,000								
Median sale price									
Median price	\$350,000	Property Type House			Suburb	Heyfield			
Period - From	01/01/2024	to	31/12/2024	Source	REIV				

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2 Bibaringa Ct SEATON 3858	\$710,000	22/10/2024
2			
3			

#### OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

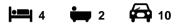
This Statement of Information was prepared on:

03/03/2025 09:58









Property Type: House Land Size: 81405 sqm approx Agent Comments Indicative Selling Price \$780,000 Median House Price Year ending December 2024: \$350,000

# **Comparable Properties**



2 Bibaringa Ct SEATON 3858 (REI/VG) Agent Comments Price: \$710,000 Method: Private Sale Date: 22/10/2024 Property Type: Lifestyle Property (Rur)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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