

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 44 Macfarlane Street, Heyfield Vic 3858
Including suburb or locality and postcode

Indicative selling price

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

Single price \$490,000

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	38 Firebrace Rd HEYFIELD 3858	\$430,000	07/01/2025
2	45 Maffra Rd HEYFIELD 3858	\$430,000	15/04/2024
3	11 Allman St HEYFIELD 3858	\$456,000	20/12/2023

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:

16/01/2025 16:21



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Property Type: House
Land Size: 600 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$490,000

Median House Price
Year ending September 2024: \$335,000

Comparable Properties



38 Firebrace Rd HEYFIELD 3858 (REI)

[Agent Comments](#)

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Price: \$430,000
Method: Private Sale
Date: 07/01/2025
Property Type: House
Land Size: 920 sqm approx



45 Maffra Rd HEYFIELD 3858 (REI/VG)

[Agent Comments](#)

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Price: \$430,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 674 sqm approx

11 Allman St HEYFIELD 3858 (VG)

[Agent Comments](#)

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Price: \$456,000
Method: Sale
Date: 20/12/2023
Property Type: House (Res)
Land Size: 2023 sqm approx

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