

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

31 Mary Street, Heyfield Vic 3858

Indicative selling price

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

Single price \$305,000

Median sale price

Median price \$305,000

Property Type House

Suburb Heyfield

Period - From 01/04/2024

to 30/06/2024

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	9 Bruce St HEYFIELD 3858	\$280,000	25/06/2024
2	19 Bruce St HEYFIELD 3858	\$275,000	31/05/2024
3	30 Firebrace Rd HEYFIELD 3858	\$280,000	20/06/2023

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:

03/10/2024 13:14



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Property Type: House
Land Size: 809 sqm approx
Agent Comments

Indicative Selling Price
\$305,000
Median House Price
June quarter 2024: \$305,000

Comparable Properties



9 Bruce St HEYFIELD 3858 (REI/VG)

Agent Comments

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Price: \$280,000
Method: Private Sale
Date: 25/06/2024
Property Type: House
Land Size: 855 sqm approx



19 Bruce St HEYFIELD 3858 (REI/VG)

Agent Comments

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Price: \$275,000
Method: Private Sale
Date: 31/05/2024
Property Type: House
Land Size: 842 sqm approx



30 Firebrace Rd HEYFIELD 3858 (REI/VG)

Agent Comments

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

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