## 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 31 Mary Street, Heyfield Vic 3858

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	ı/underquot	ting				
Single price	e \$305,000									
Median sale price										
Median price	\$305,000	Pro	Property Type Ho		ouse		Suburb	Heyfield		
Period - From	01/04/2024	to	30/06/2024		So	ource	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.

Add	dress 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









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)

19 Bruce St HEYFIELD 3858 (REI/VG)

**6** 1



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



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

**•** 3

30 Firebrace Rd HEYFIELD 3858 (REI/VG)



EYFIELD 3858 (REI/VG) Age

Agent Comments

Agent Comments

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

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



propertydata

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