### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address	9 Gordon 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 \$435,000

#### Median sale price

Median price	\$350,000	Pro	perty 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 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

Add	dress 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	27 River St HEYFIELD 3858	\$435,000	18/10/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	13/02/2025 15:59













Property Type: House Land Size: 806 sqm approx **Agent Comments** 

**Indicative Selling Price** \$435,000 **Median House Price** 

Year ending December 2024: \$350,000

## Comparable Properties



38 Firebrace Rd HEYFIELD 3858 (REI)

Agent Comments

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)

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



27 River St HEYFIELD 3858 (REI/VG)

Price: \$435,000 Method: Private Sale Date: 18/10/2023 Property Type: House Land Size: 1034 sqm approx **Agent Comments** 

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





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