Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4 Racecourse Road, 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 \$700,000

Median sale price

Median price	\$355,000	Pro	perty Type Ho	ouse		Suburb	Heyfield
Period - From	13/01/2024	to	12/01/2025		Source	Property	/ Data

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
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1	54 Tyson Rd HEYFIELD 3858	\$690,000	12/08/2024
2	29 Bruce St HEYFIELD 3858	\$650,000	15/04/2024
3	33 Tyson Rd HEYFIELD 3858	\$740,000	28/11/2023

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:	13/01/2025 10:50
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Property Type: Agent Comments

Indicative Selling Price \$700,000 **Median House Price** 13/01/2024 - 12/01/2025: \$355,000

Comparable Properties



54 Tyson Rd HEYFIELD 3858 (REI/VG)

Agent Comments

Price: \$690.000 Method: Private Sale Date: 12/08/2024 Property Type: House

Land Size: 3512 sqm approx



29 Bruce St HEYFIELD 3858 (VG)



Agent Comments

Price: \$650,000 Method: Sale Date: 15/04/2024

Property Type: House (Res) Land Size: 1517 sqm approx



33 Tyson Rd HEYFIELD 3858 (VG)





Price: \$740,000 Method: Sale Date: 28/11/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7215 sqm approx

Agent Comments

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





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