

# 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 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](http://consumer.vic.gov.au/underquoting)

Single price \$700,000

### Median sale price

Median price \$355,000

Property Type House

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
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



**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)**

Agent Comments



**Price:** \$740,000  
**Method:** Sale  
**Date:** 28/11/2023  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 7215 sqm approx

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