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 6 Wickham Court, Heyfield Vic 3858

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$265,000

Median sale price

Median price	\$347,500	Pro	perty Type Hou	ise	Suburb	Heyfield
Period - From	01/04/2023	to	31/03/2024	Sourc	e 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	8 Portas Mill La HEYFIELD 3858	\$280,000	19/03/2023
2	19 Bruce St HEYFIELD 3858	\$275,000	31/05/2024
3	36 Skeels St HEYFIELD 3858	\$255,000	15/03/2024

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:

20/06/2024 11:59









Property Type: Agent Comments

Indicative Selling Price \$265,000 **Median House Price** Year ending March 2024: \$347,500

Comparable Properties



8 Portas Mill La HEYFIELD 3858 (VG)



Price: \$280,000 Method: Sale Date: 19/03/2023 Property Type: House (Res) Land Size: 550 sqm approx

19 Bruce St HEYFIELD 3858 (REI)

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

36 Skeels St HEYFIELD 3858 (REI/VG)



Agent Comments

Agent Comments

Agent Comments



Price: \$255,000 Method: Private Sale Date: 15/03/2024 Property Type: House Land Size: 709 sqm approx

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





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