## 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	27 River 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 | \$430,000

#### Median sale price

Median price \$335,000	Pro	perty Type H	louse	]	Suburb	Heyfield
Period - From 01/10/2023	to	30/09/2024	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.

Address of comparable property		Price	Date of sale
1	14 Davis St HEYFIELD 3858	\$430,000	29/10/2024
2	46 Bruce St HEYFIELD 3858	\$460,000	18/04/2024
3	45 Maffra Rd HEYFIELD 3858	\$430,000	15/04/2024

#### 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:	16/12/2024 09:39













**Property Type:** House **Land Size:** 1034 sqm approx

**Agent Comments** 

Indicative Selling Price \$430,000 Median House Price

Year ending September 2024: \$335,000

## Comparable Properties



14 Davis St HEYFIELD 3858 (REI/VG)

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Agent Comments

Price: \$430,000 Method: Private Sale Date: 29/10/2024 Property Type: House Land Size: 1182 sgm approx



46 Bruce St HEYFIELD 3858 (REI/VG)

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**Agent Comments** 

Price: \$460,000 Method: Private Sale Date: 18/04/2024 Property Type: House Land Size: 858 sqm approx



45 Maffra Rd HEYFIELD 3858 (REI/VG)

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**a** .

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

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





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