

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
Including suburb or
locality and postcode

18 Hilltop Crescent, Heyfield Vic 3858

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$499,000

Median sale price

Median price

\$347,500

Property Type

House

Suburb

Heyfield

Period - From

01/04/2023

to

31/03/2024

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	Price	Date of sale
1	27 Anderson St HEYFIELD 3858	\$495,000	14/09/2023
2	6 Railway St COWWARR 3857	\$450,000	17/10/2023
3	15a Allman St HEYFIELD 3858	\$440,000	23/05/2023

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:

18/04/2024 11:37



4 2 3

Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$499,000

Median House Price
Year ending March 2024: \$347,500

Comparable Properties



27 Anderson St HEYFIELD 3858 (VG)

Agent Comments

3 - -

Price: \$495,000
Method: Sale
Date: 14/09/2023
Property Type: House (Res)
Land Size: 660 sqm approx



6 Railway St COWWARR 3857 (REI/VG)

Agent Comments

3 2 2

Price: \$450,000
Method: Private Sale
Date: 17/10/2023
Property Type: House
Land Size: 1067 sqm approx



15a Allman St HEYFIELD 3858 (REI)

Agent Comments

3 2 2

Price: \$440,000
Method: Private Sale
Date: 23/05/2023
Property Type: Townhouse (Single)
Land Size: 537 sqm approx