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

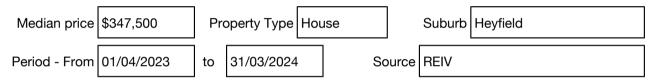
18 Hilltop Crescent, Heyfield Vic 3858

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/und	derquoting
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Single price \$499,000

Median sale price



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.

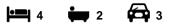
This Statement of Information was prepared on:

18/04/2024 11:37



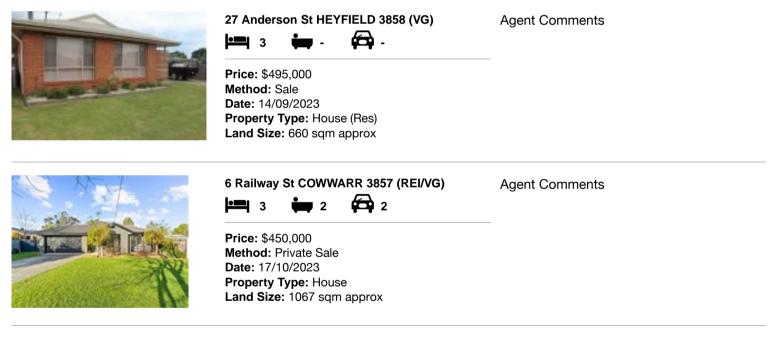






Property Type: House Land Size: 602 sqm approx Agent Comments Indicative Selling Price \$499,000 Median House Price Year ending March 2024: \$347,500

Comparable Properties





15a Allman St HEYFIELD 3858 (REI)

1 - 1 3 **1 - 1** 2 **1 - 1** 2

(REI) Agent Comments

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

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



propertydata

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