

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

54 Tyson Road, Heyfield Vic 3858

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$357,000

Property Type

House

Suburb

Heyfield

Period - From

01/01/2023

to

31/12/2023

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 eighteen 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	35-37 Henry St MAFFRA 3860	\$800,000	25/10/2023
2	44 Stringer Rd TOONGABBIE 3856	\$800,000	24/11/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on:

06/02/2024 16:38



Property Type: Residential House

Land Size: 3512 sqm approx

Agent Comments

Indicative Selling Price

\$720,000

Median House Price

Year ending December 2023: \$357,000

Comparable Properties



35-37 Henry St MAFFRA 3860 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 25/10/2023

Property Type: House

Land Size: 2023 sqm approx



44 Stringer Rd TOONGABBIE 3856 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 24/11/2022

Property Type: House

Land Size: 2139 sqm approx

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 eighteen months.