#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	27 Mills 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 \$355,000

#### Median sale price

Median price	\$342,500	Pro	pperty Type H	ouse		Suburb	Heyfield
Period - From	03/12/2023	to	02/12/2024		Source	Property	/ Data

#### 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

7,01	aress of comparable property	1 1100	Date of Sale
1	10 Perry Ct HEYFIELD 3858	\$335,000	09/09/2024
2	2 Weir Rd HEYFIELD 3858	\$320,000	14/08/2024
3	27 Tyson Rd HEYFIELD 3858	\$310,000	17/06/2024

#### 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:	03/12/2024 12:59



Date of sale











**Property Type:** House (Previously Occupied - Detached) **Agent Comments** 

**Indicative Selling Price** \$355,000 **Median House Price** 03/12/2023 - 02/12/2024: \$342,500

## Comparable Properties



10 Perry Ct HEYFIELD 3858 (REI)





Price: \$335.000 Method: Private Sale Date: 09/09/2024 Property Type: House Land Size: 869 sqm approx Agent Comments



2 Weir Rd HEYFIELD 3858 (VG)

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**Agent Comments** 

**Agent Comments** 

Price: \$320,000 Method: Sale Date: 14/08/2024

Property Type: House (Res) Land Size: 1154 sqm approx

27 Tyson Rd HEYFIELD 3858 (VG)





Price: \$310,000 Method: Sale Date: 17/06/2024

Property Type: House (Res) Land Size: 923 sqm approx

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