

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

27 Mills Street, Heyfield Vic 3858

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

Property Type House

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	Price	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



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)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 09/09/2024
Property Type: House
Land Size: 869 sqm approx



2 Weir Rd HEYFIELD 3858 (VG)

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)

Agent Comments



Price: \$310,000
Method: Sale
Date: 17/06/2024
Property Type: House (Res)
Land Size: 923 sqm approx

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