## 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

36 Broberg Close, Heyfield Vic 3858

### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au	/underg	luoting		
Single pric	e \$375,000							
Median sale p	rice							
Median price	\$335,000	Pro	operty Type	Hou	ise		Suburb	Heyfield
Period - From	01/10/2023	to	30/09/2024			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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

16/12/2024 16:15









Property Type: Land Land Size: 16754.0004 sqm approx Agent Comments Indicative Selling Price \$375,000 Median House Price Year ending September 2024: \$335,000

# **Comparable Properties**

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.

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