Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

13A Allman Street, Heyfield Vic 3858

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$425,000							
Median sale price								
Median price	\$350,000	Pro	operty Type Hou	ISE	Suburb	Heyfield		
Period - From	01/01/2024	to	31/12/2024	Source	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	38 Firebrace Rd HEYFIELD 3858	\$430,000	07/01/2025
2	14 Davis St HEYFIELD 3858	\$430,000	29/10/2024
3	23 Katrina Cr GLENMAGGIE 3858	\$437,500	24/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/01/2025 11:55









Property Type: House (Res) **Land Size:** 478 sqm approx Agent Comments Indicative Selling Price \$425,000 Median House Price Year ending December 2024: \$350,000

Comparable Properties

38 Firebrace Rd HEYFIELD 3858 (REI) 3 1 5 Price: \$430,000 Method: Private Sale Date: 07/01/2025 Property Type: House Land Size: 920 sqm approx	Agent Comments
14 Davis St HEYFIELD 3858 (REI/VG) Price: \$430,000 Method: Private Sale Date: 29/10/2024 Property Type: House Land Size: 1182 sqm approx	Agent Comments
23 Katrina Cr GLENMAGGIE 3858 (REI/VG) 3 1 2 Price: \$437,500 Method: Private Sale Date: 24/10/2024 Property Type: House Land Size: 550 sqm approx	Agent Comments

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



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