

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

58 Weir Road, Heyfield Vic 3858

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$195,000

Property Type

House

Suburb

Heyfield

Period - From

01/07/2019

to

30/06/2020

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	20 Racecourse Rd HEYFIELD 3858	\$437,000	10/12/2018
2	26 Pearson St HEYFIELD 3858	\$395,000	14/01/2020
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:

24/08/2020 15:43



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Property Type: House (Previously Occupied - Detached)

Land Size: 1609 sqm approx

Agent Comments

Indicative Selling Price
\$430,000

Median House Price
Year ending June 2020: \$195,000

Comparable Properties



20 Racecourse Rd HEYFIELD 3858 (REI/VG)

Agent Comments

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Price: \$437,000

Method: Private Sale

Date: 10/12/2018

Rooms: 11

Property Type: House

Land Size: 4000 sqm approx



26 Pearson St HEYFIELD 3858 (REI/VG)

Agent Comments

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Price: \$395,000

Method: Private Sale

Date: 14/01/2020

Rooms: 4

Property Type: House

Land Size: 1700 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.