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

7 Wickham Court, Heyfield Vic 3858

Indicative selling price

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

Single price | $240,000

Median sale price

| Median price | $287,500 | Property Type | House | Suburb | Heyfield |

| Period - From | 01/07/2020 | to | 30/06/2021 | 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 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	31 Justice Pde HEYFIELD 3858	$245,000	23/06/2021
2	22 Mills St HEYFIELD 3858	$240,000	30/07/2021
3	2 Weir Rd HEYFIELD 3858	$235,000	07/02/2021

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.~~

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CONSUMER AFFAIRS VICTORIA

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Indicative Selling Price
$240,000
Median House Price
Year ending June 2021: $287,500

🛏 3   🛁 1   🚗 2

Property Type: House
Agent Comments

Comparable Properties

31 Justice Pde HEYFIELD 3858 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $245,000
Method: Private Sale
Date: 23/06/2021
Property Type: House
Land Size: 653 sqm approx

Agent Comments

22 Mills St HEYFIELD 3858 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $240,000
Method: Private Sale
Date: 30/07/2021
Property Type: House
Land Size: 800 sqm approx

Agent Comments

2 Weir Rd HEYFIELD 3858 (REI/VG)

🛏 3   🛁 1   🚗 4

Price: $235,000
Method: Private Sale
Date: 07/02/2021
Property Type: House
Land Size: 1154 sqm approx

Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690