## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	59 Bruce Street, Heyfield Vic 3858
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$445,000

#### Median sale price

Median price	\$425,000	Pro	perty Type	House		Suburb	Heyfield
Period - From	01/10/2024	to	30/09/2025		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	57 Mills St HEYFIELD 3858	\$425,000	17/04/2025

2	10 Gordon St HEYFIELD 3858	\$410,000	15/04/2025
3	44 Macfarlane St HEYFIELD 3858	\$470,000	25/03/2025

#### 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:	22/10/2025 11:25













Property Type: House (Res) Land Size: 828 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$445,000 **Median House Price** 

Year ending September 2025: \$425,000

# Comparable Properties



57 Mills St HEYFIELD 3858 (REI/VG)





Price: \$425.000 Method: Private Sale Date: 17/04/2025 Property Type: House Land Size: 911 sqm approx Agent Comments



10 Gordon St HEYFIELD 3858 (REI/VG)

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Price: \$410,000





**Agent Comments** 

Method: Private Sale Date: 15/04/2025 Property Type: House Land Size: 724 sqm approx



44 Macfarlane St HEYFIELD 3858 (REI/VG)



**Agent Comments** 

Price: \$470,000 Method: Private Sale Date: 25/03/2025 Property Type: House Land Size: 600 sqm approx

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