

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

Lot 2 Weir Road, Heyfield Vic 3858

Indicative selling price

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

Single price \$385,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	Sellings Rd NEWRY 3859	\$400,000	27/10/2023
2	Farrell La ROSEDALE 3847	\$400,000	29/05/2023
3	Rosedale Flynns Creek Rd ROSEDALE 3847	\$400,000	16/11/2022

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:

17/05/2024 13:51

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land (FZ)
Land Size: 39740.13 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$385,000
No median price available

Comparable Properties

Sellings Rd NEWRY 3859 (VG)

[Agent Comments](#)



Price: \$400,000
Method: Sale
Date: 27/10/2023
Property Type: Mixed Farming/Grazing (with structural improvements)
Land Size: 407673 sqm approx

Farrell La ROSEDALE 3847 (VG)

[Agent Comments](#)



Price: \$400,000
Method: Sale
Date: 29/05/2023
Property Type: Mixed Farming/Grazing (with structural improvements)
Land Size: 405600 sqm approx

Rosedale Flynns Creek Rd ROSEDALE 3847 (VG)

[Agent Comments](#)



Price: \$400,000
Method: Sale
Date: 16/11/2022
Property Type: Mixed Farming/Grazing (with structural improvements)
Land Size: 264700 sqm approx

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