

# 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

23 Bruce Street, Heyfield Vic 3858

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$129,999

### Median sale price

Median price \$160,000

Property Type Vacant land

Suburb Heyfield

Period - From 23/10/2022

to 22/10/2023

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	8 William St HEYFIELD 3858	\$135,000	23/06/2023
2	24 Gillum Rd COONGULLA 3860	\$135,000	20/09/2022
3	9 Davis St HEYFIELD 3858	\$125,000	09/05/2023

**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:

23/10/2023 15:56



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 747 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$129,999  
**Median Land Price**  
 23/10/2022 - 22/10/2023: \$160,000

## Comparable Properties

**8 William St HEYFIELD 3858 (VG)**

Agent Comments



**Price:** \$135,000  
**Method:** Sale  
**Date:** 23/06/2023  
**Property Type:** Land  
**Land Size:** 798 sqm approx

**24 Gillum Rd COONGULLA 3860 (VG)**

Agent Comments



**Price:** \$135,000  
**Method:** Sale  
**Date:** 20/09/2022  
**Property Type:** Land  
**Land Size:** 544 sqm approx

**9 Davis St HEYFIELD 3858 (VG)**

Agent Comments



**Price:** \$125,000  
**Method:** Sale  
**Date:** 09/05/2023  
**Property Type:** Land  
**Land Size:** 922 sqm approx

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