Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	23 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	\$129,999

Median sale price

Median price	\$160,000	Pro	perty Type	Vacant la	and	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

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
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Date of sale











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

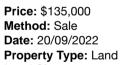
Land Size: 798 sqm approx







Agent Comments



Land Size: 544 sqm approx

9 Davis St HEYFIELD 3858 (VG)







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

Agent Comments

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