Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 27 River Street, Heyfield Vic 3858

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	u/underquoting		
Single price	e \$465,000					
Median sale p	rice					
Median price	\$330,000	Pro	operty Type Ho	use	Suburb Heyfield	
Period - From	06/06/2023	to	05/06/2024	Sourc	e 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.

Ade	dress of comparable property	Price	Date of sale
1	27 Anderson St HEYFIELD 3858	\$495,000	14/09/2023
2	46 Bruce St HEYFIELD 3858	\$460,000	18/04/2024
3	45 Maffra Rd HEYFIELD 3858	\$430,000	15/04/2024

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:

06/06/2024 16:06









Property Type: House **Land Size:** 1034 sqm approx Agent Comments Indicative Selling Price \$465,000 Median House Price 06/06/2023 - 05/06/2024: \$330,000

Comparable Properties



27 Anderson St HEYFIELD 3858 (VG)



Price: \$495,000 Method: Sale Date: 14/09/2023 Property Type: House (Res) Land Size: 660 sqm approx

46 Bruce St HEYFIELD 3858 (REI)

Agent Comments



Price: \$460,000 Method: Private Sale Date: 18/04/2024 Property Type: House

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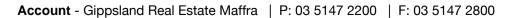
45 Maffra Rd HEYFIELD 3858 (REI/VG)



Price: \$430,000

Method: Private Sale Date: 15/04/2024 Property Type: House Land Size: 674 sqm approx Agent Comments

Agent Comments





propertydata

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