

# 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

27 River 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 \$465,000

### Median sale price

Median price \$330,000

Property Type House

Suburb Heyfield

Period - From 06/06/2023

to 05/06/2024

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	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



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**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)**

**Agent Comments**

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**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**

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



**45 Maffra Rd HEYFIELD 3858 (REI/VG)**

**Agent Comments**

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**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** House  
**Land Size:** 674 sqm approx

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