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 43-45 Lakeview Street, Glenmaggie Vic 3858		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$630,000		
Median sale price*		
Median price Property Type Subi	urb Glenmaggie	
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 eighteen 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 16 Anderson St HEYFIELD 3858	\$620,000	26/03/2025
2 29 Bruce St HEYFIELD 3858	\$650,000	15/04/2024
3		
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 eighteen months.		
This Statement of Information was prepared on:	28/05/2025 10:34	
* When this Statement of Information was prepared, publicly available information providing median sale		



^{*} 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: Residential House **Land Size:** 1205 sqm approx

Agent Comments

Indicative Selling Price \$630,000 No median price available

Comparable Properties



16 Anderson St HEYFIELD 3858 (REI/VG)

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Agent Comments

Price: \$620,000 Method: Private Sale Date: 26/03/2025 Property Type: House Land Size: 2436 sgm approx



29 Bruce St HEYFIELD 3858 (VG)

4







Agent Comments

Price: \$650,000 Method: Sale Date: 15/04/2024

Property Type: House (Res) Land Size: 1517 sqm approx

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 eighteen months.

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





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