

# 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

45 Maffra Road, 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 \$440,000

### Median sale price

Median price \$412,500

Property Type House

Suburb Heyfield

Period - From 13/03/2023

to 12/03/2024

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	15a Allman St HEYFIELD 3858	\$440,000	23/05/2023
2	63 Mills St HEYFIELD 3858	\$415,000	07/02/2023
3	23 Anderson St HEYFIELD 3858	\$395,000	16/03/2023

**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:

13/03/2024 16:10



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**Property Type:** House (Res)

**Land Size:** 674 sqm approx

Agent Comments

**Indicative Selling Price**

\$440,000

**Median House Price**

13/03/2023 - 12/03/2024: \$412,500

## Comparable Properties



**15a Allman St HEYFIELD 3858 (REI)**

Agent Comments

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  2

**Price:** \$440,000

**Method:** Private Sale

**Date:** 23/05/2023

**Property Type:** Townhouse (Single)

**Land Size:** 537 sqm approx



**63 Mills St HEYFIELD 3858 (VG)**

Agent Comments

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**Price:** \$415,000

**Method:** Sale

**Date:** 07/02/2023

**Property Type:** House (Res)

**Land Size:** 828 sqm approx

**23 Anderson St HEYFIELD 3858 (VG)**

Agent Comments

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**Price:** \$395,000

**Method:** Sale

**Date:** 16/03/2023

**Property Type:** House (Res)

**Land Size:** 746 sqm approx

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