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

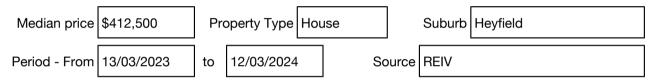
45 Maffra Road, Heyfield Vic 3858

Indicative selling price

For the meaning of thi	s price see	consumer.vic.gov.au/	underguoting
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Single price \$440,000

Median sale price



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









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)



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)

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Agent Comments

Agent Comments



Price: \$415,000 Method: Sale Date: 07/02/2023 Property Type: House (Res) Land Size: 828 sqm approx

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23 Anderson St HEYFIELD 3858 (VG)

Agent Comments



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



propertydata

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