

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 46 Bruce Street, Heyfield Vic 3858
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$465,000

Median sale price

Median price \$430,000

Property Type House

Suburb Heyfield

Period - From 26/03/2023

to 25/03/2024

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 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	27 Anderson St HEYFIELD 3858	\$495,000	14/09/2023
2	15a Allman St HEYFIELD 3858	\$440,000	23/05/2023
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:

26/03/2024 10:09



Property Type: House (Previously Occupied - Detached)
Land Size: 858 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$465,000
Median House Price
26/03/2023 - 25/03/2024: \$430,000

Comparable Properties



27 Anderson St HEYFIELD 3858 (VG)

[Agent Comments](#)



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



15a Allman St HEYFIELD 3858 (REI)

[Agent Comments](#)



Price: \$440,000
Method: Private Sale
Date: 23/05/2023
Property Type: Townhouse (Single)
Land Size: 537 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