# Statement of Information Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb or locality and postcode

Address 5 Hilltop Crescent, Heyfield Vic 3858

### Indicative selling price

For the meaning c	of this price see co	onsumer.vic.gov.au/	/underquot	ing
		1		

Single price \$300,000

#### Median sale price

Median price	\$357,000	Pro	operty Type Hou	JSE	Suburb	Heyfield
Period - From	01/01/2023	to	31/12/2023	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.

Add	dress of comparable property	Price	Date of sale
1	35 Bruce St HEYFIELD 3858	\$280,000	04/08/2022
2	74 Weir Rd HEYFIELD 3858	\$279,000	12/10/2022
3	37 Mills St HEYFIELD 3858	\$275,000	01/09/2023

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:

25/01/2024 09:49









Property Type: House (Previously Occupied - Detached) Land Size: 1285 sqm approx Agent Comments Indicative Selling Price \$300,000 Median House Price Year ending December 2023: \$357,000

# **Comparable Properties**



35 Bruce St HEYFIELD 3858 (REI/VG)



Price: \$280,000 Method: Private Sale Date: 04/08/2022 Property Type: House Land Size: 1274 sqm approx

Agent Comments

Agent Comments



74 Weir Rd HEYFIELD 3858 (VG)

Price: \$279,000 Method: Sale Date: 12/10/2022 Property Type: House (Res) Land Size: 1226 sqm approx



37 Mills St HEYFIELD 3858 (REI/VG)



Agent Comments

Price: \$275,000 Method: Private Sale Date: 01/09/2023 Property Type: House Land Size: 991 sqm approx

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





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