

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 57 Maffra Road, 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 \$330,000

Median sale price

Median price \$385,000

Property Type House

Suburb Heyfield

Period - From 01/07/2022

to 30/06/2023

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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 6 Stagg St HEYFIELD 3858 | \$329,000 | 14/02/2023 |
| 2 | 31 Weir Rd HEYFIELD 3858 | \$325,000 | 03/05/2022 |
| 3 | 15 Tyson Rd HEYFIELD 3858 | \$310,000 | 29/03/2022 |

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:

04/09/2023 14:52



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Rooms: 6
Property Type: House
Land Size: 700 sqm approx
 Agent Comments

Indicative Selling Price
 \$330,000
Median House Price
 Year ending June 2023: \$385,000

Comparable Properties



6 Stagg St HEYFIELD 3858 (REI/VG)

Agent Comments

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Price: \$329,000
Method: Private Sale
Date: 14/02/2023
Property Type: House
Land Size: 730 sqm approx



31 Weir Rd HEYFIELD 3858 (VG)

Agent Comments

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Price: \$325,000
Method: Sale
Date: 03/05/2022
Property Type: House (Res)
Land Size: 611 sqm approx



15 Tyson Rd HEYFIELD 3858 (VG)

Agent Comments

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Price: \$310,000
Method: Sale
Date: 29/03/2022
Property Type: House (Res)
Land Size: 1160 sqm approx

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