

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

Lot 6-123 Old Joes Road, Heyfield Vic 3858

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$135,000

Property Type Vacant land

Suburb Heyfield

Period - From 21/02/2023

to 20/02/2024

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	286 Ryans Rd COONGULLA 3860	\$420,000	28/11/2023
2			
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:

21/02/2024 10:01



Property Type: Rural Land
Land Size: 45221 sqm approx
Agent Comments

Indicative Selling Price
\$475,000
Median Land Price
21/02/2023 - 20/02/2024: \$135,000

Comparable Properties



286 Ryans Rd COONGULLA 3860 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 28/11/2023
Property Type: Hobby Farm < 20 ha
Land Size: 8093 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.