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	9 Bruce Street, Heyfield Vic 3858

Indicative selling price

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

Single price $297,000

Median sale price

Median price $367,500 Property Type House Suburb Heyfield

Period - From 17/05/2023 to 16/05/2024 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 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	23 Mary St HEYFIELD 3858	$310,000	08/01/2024
2	60 Mills St HEYFIELD 3858	$300,000	25/03/2024
3	8 Portas Mill La HEYFIELD 3858	$280,000	19/03/2023

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: 17/05/2024 13:05

9 Bruce Street, Heyfield Vic 3858



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Property Type:
Agent Comments

Indicative Selling Price
$297,000
Median House Price
17/05/2023 - 16/05/2024: $367,500

Comparable Properties



23 Mary St HEYFIELD 3858 (REI/VG)

3 1 1

Price: $310,000
Method: Private Sale
Date: 08/01/2024
Property Type: House
Land Size: 820 sqm approx

Agent Comments



60 Mills St HEYFIELD 3858 (REI/VG)

3 2 4

Price: $300,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 800 sqm approx

Agent Comments



8 Portas Mill La HEYFIELD 3858 (VG)

3 - -

Price: $280,000
Method: Sale
Date: 19/03/2023
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments

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

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