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	10 Perry Court, Heyfield Vic 3858

Indicative selling price

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

Single price $340,000

Median sale price

Median price $335,000 Property Type House Suburb Heyfield

Period - From 15/07/2023 to 14/07/2024 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	46 Tamboritha Tce COONGULLA 3860	$340,000	27/03/2024
2	16 Allman St HEYFIELD 3858	$335,000	17/05/2024
3	60 Mills St HEYFIELD 3858	$300,000	25/03/2024

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: 15/07/2024 08:40

10 Perry Court, Heyfield Vic 3858



3 1 6

Property Type: House
Land Size: 869 sqm approx

Agent Comments

Indicative Selling Price
$340,000
Median House Price
15/07/2023 - 14/07/2024: $335,000

Comparable Properties



46 Tamboritha Tce COONGULLA 3860 (REI/VG)

3 1 2

Price: $340,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 637 sqm approx

Agent Comments

16 Allman St HEYFIELD 3858 (VG)

3 - -

Price: $335,000
Method: Sale
Date: 17/05/2024
Property Type: House (Res)
Land Size: 624 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

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

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