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	18 Hilltop Crescent, Heyfield Vic 3858

Indicative selling price

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

Single price $460,000

Median sale price

Median price $350,000 Property Type House Suburb Heyfield

Period - From 21/06/2023 to 20/06/2024 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	32a Mills St HEYFIELD 3858	$539,000	09/08/2022
2	7 River St HEYFIELD 3858	$530,000	16/09/2022
3	14 Ben Cruachan Pde COONGULLA 3860	$480,000	08/07/2022

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: 21/06/2024 14:57

18 Hilltop Crescent, Heyfield Vic 3858



4 2 3

Property Type: House
Land Size: 602 sqm approx

Agent Comments

Indicative Selling Price
$460,000
Median House Price
21/06/2023 - 20/06/2024: $350,000

Comparable Properties



32a Mills St HEYFIELD 3858 (REI/VG)

4 2 2

Price: $539,000
Method: Private Sale
Date: 09/08/2022
Property Type: House
Land Size: 759 sqm approx

Agent Comments



7 River St HEYFIELD 3858 (VG)

4 - -

Price: $530,000
Method: Sale
Date: 16/09/2022
Property Type: House (Res)
Land Size: 863 sqm approx

Agent Comments



14 Ben Cruachan Pde COONGULLA 3860 (VG)

4 - -

Price: $480,000
Method: Sale
Date: 08/07/2022
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

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

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