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	228 Heyfield-seaton Road, Heyfield Vic 3858

Indicative selling price

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

Single price $895,000

Median sale price

Median price $350,000 Property Type House Suburb Heyfield

Period - From 01/01/2024 to 31/12/2024 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	25 Broberg Cl HEYFIELD 3858	$855,000	20/08/2024
2	66b Golf Course Rd HEYFIELD 3858	$805,000	26/03/2024
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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: 01/04/2025 16:17

228 Heyfield-seaton Road, Heyfield Vic 3858



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Property Type: Lifestyle Property (Rur)
Land Size: 8749 sqm approx

Agent Comments

Indicative Selling Price
$895,000
Median House Price
Year ending December 2024: $350,000

Comparable Properties



25 Broberg Cl HEYFIELD 3858 (VG)

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Price: $855,000
Method: Sale
Date: 20/08/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20200 sqm approx

Agent Comments

66b Golf Course Rd HEYFIELD 3858 (VG)

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Price: $805,000
Method: Sale
Date: 26/03/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx

Agent Comments

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.

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

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