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	3809 Traralgon Maffra Road, Heyfield Vic 3858

Indicative selling price

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

Single price $545,000

Median sale price

Median price $335,000 Property Type House Suburb Heyfield

Period - From 03/08/2023 to 02/08/2024 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	214 Angle Channel Rd HEYFIELD 3858	$590,000	23/05/2023
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: 03/08/2024 12:25

3809 Traralgon Maffra Road, Heyfield Vic 3858



3 | 1 | Single Carport

Property Type: Residential House
Land Size: 8525 sqm sqm approx

Agent Comments

Indicative Selling Price
$545,000
Median House Price
03/08/2023 - 02/08/2024: $335,000

Comparable Properties



214 Angle Channel Rd HEYFIELD 3858 (REI/VG)

3 | 2 | 2

Price: $590,000
Method: Private Sale
Date: 23/05/2023
Property Type: Lifestyle Property (Rur)
Land Size: 18210.87 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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