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	2 Rose Street, Heyfield Vic 3858

Indicative selling price

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

Single price $290,000

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 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	43 River St HEYFIELD 3858	$285,000	02/12/2024
2	57 Maffra Rd HEYFIELD 3858	$310,000	11/04/2024
3	23 Mary St HEYFIELD 3858	$310,000	08/01/2024

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: 24/03/2025 10:47

2 Rose Street, Heyfield Vic 3858



3 2 1

Property Type: House
Land Size: 563 sqm approx

Agent Comments

Indicative Selling Price
$290,000
Median House Price
Year ending December 2024: $350,000

Comparable Properties



43 River St HEYFIELD 3858 (VG)

3 - -

Price: $285,000
Method: Sale
Date: 02/12/2024
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



57 Maffra Rd HEYFIELD 3858 (REI/VG)

2 1 1

Price: $310,000
Method: Private Sale
Date: 11/04/2024
Property Type: House
Land Size: 669 sqm approx

Agent Comments



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

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

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