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	2/16 Harbeck 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 $417,500 Property Type House Suburb Heyfield

Period - From 01/07/2024 to 30/06/2025 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	1/21 Pearson St HEYFIELD 3858	$275,000	30/08/2024
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: 08/08/2025 14:18

2/16 Harbeck Street, Heyfield Vic 3858



2

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$290,000
Median House Price
Year ending June 2025: $417,500

Comparable Properties

1/21 Pearson St HEYFIELD 3858 (VG)

2 - -

Price: $275,000
Method: Sale
Date: 30/08/2024
Property Type: Flat/Unit/Apartment (Res)

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.

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