

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price\*

Median price  Property Type  Suburb

Period - From  to  Source

### 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	3-5 Harbeck St HEYFIELD 3858	\$320,000	05/10/2018
2	24 Anderson St HEYFIELD 3858	\$315,000	24/01/2019
3	75 Racecourse Rd HEYFIELD 3858	\$280,000	04/02/2019

**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:

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3   -  

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1085 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$340,000  
**No median price available**

## Comparable Properties



3-5 Harbeck St HEYFIELD 3858 (REI)

Agent Comments

5   2   2

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 05/10/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 1726 sqm approx



24 Anderson St HEYFIELD 3858 (REI/VG)

Agent Comments

3   2   2

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 24/01/2019  
**Rooms:** 11  
**Property Type:** House  
**Land Size:** 2122 sqm approx



75 Racecourse Rd HEYFIELD 3858 (REI/VG)

Agent Comments

4   2   4

**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 04/02/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1025 sqm approx