

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	5/7 Mills St, Heyfield Vic 3858
locality andpostcode	

Indicative selling price

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

Single price \$174,000

Median sale price*

Median price	House	Unit		Suburb or locality	Heyfield
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 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 21 Bruce St HEYFIELD 3858 \$167,500 18/05/2018 2 49 Bruce St HEYFIELD 3858 \$150,000 20/02/2018 3 38 Bruce St HEYFIELD 3858 \$140,000 04/07/2017

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.

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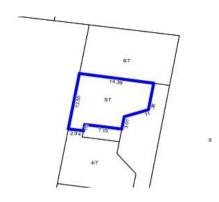




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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any),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







Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$174,000 No median price available

Comparable Properties



21 Bruce St HEYFIELD 3858 (REI/VG)



Price: \$167,500 Method: Private Sale Date: 18/05/2018 Rooms: 4

Property Type: House Land Size: 850 sqm approx **Agent Comments**



49 Bruce St HEYFIELD 3858 (REI/VG)

1 2





Price: \$150,000 Method: Private Sale Date: 20/02/2018 Rooms: 4

Property Type: House Land Size: 908 sqm approx Agent Comments







Price: \$140,000 Method: Private Sale Date: 04/07/2017 Rooms: 8

Property Type: House Land Size: 849 sqm approx **Agent Comments**

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