

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

10 Bruce Street, Heyfield Vic 3858

Indicative selling price

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

Single price \$270,000

Median sale price

Median price \$172,000

Property Type House

Suburb Heyfield

Period - From 01/10/2019

to 31/12/2019

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	75 Racecourse Rd HEYFIELD 3858	\$280,000	04/02/2019
2	54 Firebrace Rd HEYFIELD 3858	\$275,000	31/07/2017
3	8 Mills St HEYFIELD 3858	\$270,000	12/07/2016

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:

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Property Type: House (Res)
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$270,000
Median House Price
December quarter 2019: \$172,000

Comparable Properties



75 Racecourse Rd HEYFIELD 3858 (REI/VG)

Agent Comments



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



54 Firebrace Rd HEYFIELD 3858 (REI/VG)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 31/07/2017
Rooms: 5
Property Type: House
Land Size: 814 sqm approx



8 Mills St HEYFIELD 3858 (REI/VG)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 12/07/2016
Rooms: 9
Property Type: House
Land Size: 800 sqm approx