

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  House   Unit  Suburb or locality   
 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	55 Maffra Rd HEYFIELD 3858	\$180,000	25/05/2016
2	17 Bruce St HEYFIELD 3858	\$178,500	30/08/2016
3	27 Weir Rd HEYFIELD 3858	\$177,000	28/04/2017

**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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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 486 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$210,000  
**Median House Price**  
Year ending June 2017: \$245,000

## Comparable Properties



55 Maffra Rd HEYFIELD 3858 (REI)

**Agent Comments**

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**Price:** \$180,000  
**Method:** Private Sale  
**Date:** 25/05/2016  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 659 sqm approx



17 Bruce St HEYFIELD 3858 (REI/VG)

**Agent Comments**

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**Price:** \$178,500  
**Method:** Private Sale  
**Date:** 30/08/2016  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 800 sqm approx



27 Weir Rd HEYFIELD 3858 (REI/VG)

**Agent Comments**

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**Price:** \$177,000  
**Method:** Private Sale  
**Date:** 28/04/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 600 sqm approx