

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 | 58 Firebrace Road, Heyfield Vic 3858 |
|---|--------------------------------------|

Indicative selling price

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

Single price

Median sale price

| | | | | | | | |
|---------------|---|-------|---|--------|-----------------------------------|--------------------|---------------------------------------|
| Median price | <input type="text" value="\$245,000"/> | House | <input type="text" value="X"/> | Unit | <input type="text"/> | Suburb or locality | <input type="text" value="Heyfield"/> |
| Period - From | <input type="text" value="01/07/2016"/> | to | <input type="text" value="30/06/2017"/> | Source | <input type="text" value="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 | 6 Allman St HEYFIELD | \$172,000 | 24/01/2017 |
| 2 | 33 Mills St HEYFIELD 3858 | \$165,000 | 01/12/2016 |
| 3 | 20 Firebrace Rd HEYFIELD 3858 | \$155,000 | 18/05/2017 |

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
Land Size: 762 sqm approx
 Agent Comments

Indicative Selling Price
 \$165,000
Median House Price
 Year ending June 2017: \$245,000

Comparable Properties



6 Allman St HEYFIELD (REI/VG)

Agent Comments

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 3

Price: \$172,000
Method: Private Sale
Date: 24/01/2017
Rooms: 4
Property Type: House
Land Size: 618 sqm approx

33 Mills St HEYFIELD 3858 (VG)

Agent Comments

3
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Price: \$165,000
Method: Sale
Date: 01/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 612 sqm approx

20 Firebrace Rd HEYFIELD 3858 (VG)

Agent Comments

3
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Price: \$155,000
Method: Sale
Date: 18/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 1264 sqm approx