

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 37-47 Commercial Road, Heyfield Vic 3858

Indicative selling price

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

Single price \$590,000

Median sale price

Median price \$335,000

Property Type House

Suburb Heyfield

Period - From 01/10/2023

to 30/09/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	102 Malvern Park Rd DENISON 3858	\$580,000	15/01/2024
2	37 Nerrigundah Dr GLENMAGGIE 3858	\$600,000	31/07/2023
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OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/01/2025 15:10



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Property Type: House
Land Size: 5397 sqm approx
Agent Comments

Indicative Selling Price
\$590,000

Median House Price
Year ending September 2024: \$335,000

Comparable Properties

102 Malvern Park Rd DENISON 3858 (VG)

Agent Comments

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Price: \$580,000
Method: Sale
Date: 15/01/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 49900 sqm approx

37 Nerrigundah Dr GLENMAGGIE 3858 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 31/07/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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