Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address Lot 2/20 Clark Street, Heyfield Vic 3858

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$165,000									
Median sale price										
Median price	\$135,000	Pro	operty Type	Vaca	ant land		Suburb	Heyfield		
Period - From	22/12/2022	to	21/12/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	23 Bruce St HEYFIELD 3858	\$135,000	13/11/2023
2			
3			

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:

22/12/2023 10:16







Property Type: Agent Comments

Indicative Selling Price \$165,000 **Median Land Price** 22/12/2022 - 21/12/2023: \$135,000

Comparable Properties



23 Bruce St HEYFIELD 3858 (REI) **6** -



Price: \$135,000 Method: Private Sale Date: 13/11/2023 Property Type: Land Agent Comments

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.

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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