

# 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

Lot 2/20 Clark Street, Heyfield Vic 3858

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$165,000

### Median sale price

Median price

\$135,000

Property Type

Vacant land

Suburb

Heyfield

Period - From

22/12/2022

to

21/12/2023

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	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)



Agent Comments

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

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.