

# 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

50 George Street, Heyfield Vic 3858

### Indicative selling price

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

Single price \$480,000

### 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 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	2A Gordon St HEYFIELD 3858	\$485,000	20/06/2024
2			
3			

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.

This Statement of Information was prepared on:

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**Property Type:** House (Res)  
**Land Size:** 416 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$480,000

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

## Comparable Properties

**2A Gordon St HEYFIELD 3858 (VG)**

[Agent Comments](#)



**Price:** \$485,000  
**Method:** Sale  
**Date:** 20/06/2024  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 347 sqm approx

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.