# 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

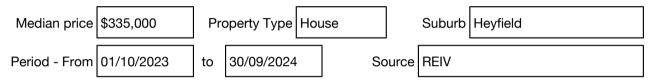
50 George Street, Heyfield Vic 3858

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$480,000

#### Median sale price



## 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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**<sup>\*</sup> 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:

13/01/2025 16:28









**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)

•**—** 

2

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.

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