

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 48 Firebrace Road, Heyfield Vic 3858
Including suburb or locality and postcode

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$240,000

Property Type House

Suburb Heyfield

Period - From 29/01/2020

to 28/01/2021

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 18 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	19 Gordon St HEYFIELD 3858	\$258,000	09/12/2020
2	11 Gordon St HEYFIELD 3858	\$245,500	17/03/2020
3	63 Mills St HEYFIELD 3858	\$230,000	21/02/2020

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 18 months.~~

This Statement of Information was prepared on:

29/01/2021 13:56



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Property Type: House
Land Size: 820 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$295,000

Median House Price
29/01/2020 - 28/01/2021: \$240,000

Comparable Properties



19 Gordon St HEYFIELD 3858 (REI)

[Agent Comments](#)

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Price: \$258,000
Method: Private Sale
Date: 09/12/2020
Rooms: 6
Property Type: House
Land Size: 820 sqm approx



11 Gordon St HEYFIELD 3858 (REI/VG)

[Agent Comments](#)

 3  1  3

Price: \$245,500
Method: Private Sale
Date: 17/03/2020
Rooms: 7
Property Type: House
Land Size: 815 sqm approx



63 Mills St HEYFIELD 3858 (REI/VG)

[Agent Comments](#)

 3  1  3

Price: \$230,000
Method: Private Sale
Date: 21/02/2020
Rooms: 7
Property Type: House
Land Size: 800 sqm approx