## 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

32 Mustons Lane, Heyfield Vic 3858

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$800,000	&	\$840,000	]				
Median sale price*								
Median price		Property Type	Su	uburb Heyfield				
Period - From		to	Source					

#### 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	82 Masons La MAFFRA WEST UPPER 3859	\$800,000	01/07/2024
2	66b Golf Course Rd HEYFIELD 3858	\$805,000	26/03/2024
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:

30/06/2025 16:55

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Rural (All Types) **Land Size:** 11172 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$840,000 No median price available

# **Comparable Properties**

82 Masons La MAFFRA WEST UPPER 3859 (VG) 1997 - 1997 - 1997 -	Agent Comments
<b>Price:</b> \$800,000 <b>Method:</b> Sale <b>Date:</b> 01/07/2024 <b>Property Type:</b> Hobby Farm < 20 ha (Rur) <b>Land Size:</b> 20000 sqm approx	
66b Golf Course Rd HEYFIELD 3858 (VG) I=== 4 I== - I= I= I=	Agent Comments
Price: \$805,000 Method: Sale Date: 26/03/2024 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20000 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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