

# 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

5 Twentieth Street, Hepburn Vic 3461

### Indicative selling price

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

Single price

\$280,000

### Median sale price

Median price

\$245,000

Property Type

Vacant land

Suburb

Hepburn

Period - From

01/06/2020

to

31/05/2021

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	5 Vue Ct DAYLESFORD 3460	\$275,000	23/02/2021
2	4 Vue Ct DAYLESFORD 3460	\$275,000	23/02/2021
3	3 Vue Ct DAYLESFORD 3460	\$270,000	17/02/2021

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:

01/06/2021 10:07

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**Indicative Selling Price**

\$280,000

**Median Land Price**

01/06/2020 - 31/05/2021: \$245,000



**Property Type:** land

**Land Size:** 454 sqm approx

Agent Comments

## Comparable Properties

5 Vue Ct DAYLESFORD 3460 (VG)

Agent Comments



**Price:** \$275,000

**Method:** Sale

**Date:** 23/02/2021

**Property Type:** Land

4 Vue Ct DAYLESFORD 3460 (VG)

Agent Comments



**Price:** \$275,000

**Method:** Sale

**Date:** 23/02/2021

**Property Type:** Land

**Land Size:** 450 sqm approx

3 Vue Ct DAYLESFORD 3460 (VG)

Agent Comments



**Price:** \$270,000

**Method:** Sale

**Date:** 17/02/2021

**Property Type:** Land

**Land Size:** 460 sqm approx