

# 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

16 Range Road, Hepburn Springs 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 \$269,000

### Median sale price\*

Median price

Property Type

Suburb

Hepburn Springs

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 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	3 Rings Rd DAYLESFORD 3460	\$290,000	12/08/2019
2	14 Second St HEPBURN SPRINGS 3461	\$275,000	17/07/2019
3	1 Maric Ct COOMOORA 3461	\$250,000	30/01/2020

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:

23/03/2020 11:44

\* 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.

16 Range Road, Hepburn Springs Vic 3461

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**Indicative Selling Price**  
\$269,000  
**No median price available**



**Property Type:** Land  
**Land Size:** 3954 sqm approx  
**Agent Comments**

## Comparable Properties



**3 Rings Rd DAYLESFORD 3460 (REI/VG)**

**Agent Comments**



**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 12/08/2019  
**Property Type:** Land (Res)  
**Land Size:** 2186 sqm approx

**14 Second St HEPBURN SPRINGS 3461 (VG)**

**Agent Comments**



**Price:** \$275,000  
**Method:** Sale  
**Date:** 17/07/2019  
**Property Type:** Land  
**Land Size:** 3078 sqm approx

**1 Maric Ct COOMOORA 3461 (VG)**

**Agent Comments**



**Price:** \$250,000  
**Method:** Sale  
**Date:** 30/01/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 4984 sqm approx

**Account** - Belle Property Daylesford | P: +61 3 5348 1700