

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

60 Main Road, Hepburn Springs Vic 3461

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$595,000

Property Type House

Suburb Hepburn Springs

Period - From 01/01/2019

to 31/12/2019

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	29 Hospital St DAYLESFORD 3460	\$605,000	19/07/2019
2	7 Stanbridge St DAYLESFORD 3460	\$587,000	18/04/2019
3	24 Stanhope St DAYLESFORD 3460	\$585,000	22/03/2019

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:

12/02/2020 23:25

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3 2 2

Property Type: House (Res)
Land Size: 1039 sqm approx
Agent Comments

Indicative Selling Price
\$595,000
Median House Price
Year ending December 2019: \$595,000

Comparable Properties

29 Hospital St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 1

Price: \$605,000
Method: Private Sale
Date: 19/07/2019
Property Type: House
Land Size: 839 sqm approx



7 Stanbridge St DAYLESFORD 3460 (VG)

Agent Comments

3 - -

Price: \$587,000
Method: Sale
Date: 18/04/2019
Property Type: House (Res)
Land Size: 645 sqm approx



24 Stanhope St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 1

Price: \$585,000
Method: Private Sale
Date: 22/03/2019
Property Type: House
Land Size: 1000 sqm approx