

STATEMENT OF INFORMATION

45 WESTERN AVENUE, HEPBURN, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION



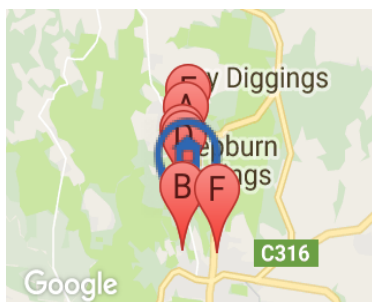
45 WESTERN AVENUE, HEPBURN, VIC

3 3 6

Indicative Selling Price
\$950,000 to \$975,000

Provided by: Rae Corris, Biggin & Scott Daylesford

SUBURB MEDIAN



HEPBURN, VIC, 3461

Suburb Median Sale Price (House)
\$410,000

12 Months ending Mar '17

Provided by: pricefinder

COMPARABLE PROPERTIES



34 LAKESIDE DR, HEPBURN, VIC 3461

3 2 2

Sale Price
\$805,000

Sale Date: 27/07/2016

Distance from Property: 1.1km



25 LANGDON CRT, DAYLESFORD, VIC 3460

3 1 4

Sale Price
\$750,002

Sale Date: 03/07/2016

Distance from Property: 839m



22 WESTERN AVE, HEPBURN, VIC 3461

3 3 1

Sale Price
\$768,000

Sale Date: 05/05/2016

Distance from Property: 578m



This report has been compiled on 30/04/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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26 WESTERN AVE, HEPBURN, VIC 3461

3 2 6

Sale Price

\$980,000

Sale Date: 26/04/2015

Distance from Property: 432m



7 LAKESIDE DR, HEPBURN, VIC 3461

5 8 10

Sale Price

\$1,205,000

Sale Date: 26/10/2016

Distance from Property: 1.5km



38 VINCENT ST, DAYLESFORD, VIC 3460

6 8 4

Sale Price

\$800,000

Sale Date: 16/02/2016

Distance from Property: 1.2km

