

## 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

45 Main 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)

Range between \$595,000

&

\$645,000

#### Median sale price

Median price \$650,000

House

X

Unit

Suburb or locality Hepburn Springs

Period - From 01/10/2017

to

31/12/2017

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 eighteen 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	36 West St DAYLESFORD 3460	\$670,000	21/09/2016
2	51b Main Rd HEPBURN SPRINGS 3461	\$650,000	17/11/2017
3	44 West St DAYLESFORD 3460	\$630,000	29/07/2017

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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 1726 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$595,000 - \$645,000

**Median House Price**

December quarter 2017: \$650,000

## Comparable Properties



**36 West St DAYLESFORD 3460 (VG)**

**Agent Comments**



**Price:** \$670,000  
**Method:** Sale  
**Date:** 21/09/2016  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1677 sqm approx



**51b Main Rd HEPBURN SPRINGS 3461 (REI)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 17/11/2017  
**Rooms:** 5  
**Property Type:** House



**44 West St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 29/07/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 823 sqm approx