

WE DELIVER
RESULTS

STATEMENT OF INFORMATION

5 SWISS MOUNT AVENUE, HEPBURN SPRINGS, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 SWISS MOUNT AVENUE, HEPBURN

3 2 3

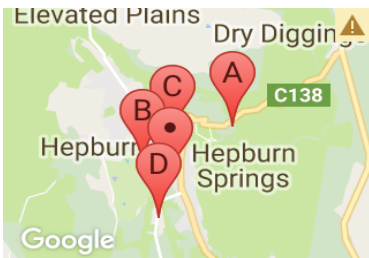
Indicative Selling Price

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

Price Range: **\$670,000 to \$690,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



HEPBURN SPRINGS, VIC, 3461

Suburb Median Sale Price (House)

\$470,000

01 April 2016 to 31 March 2017

Provided by:

COMPARABLE PROPERTIES

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.



17 FOREST AVE, HEPBURN SPRINGS, VIC 3461

3 2 2

Sale Price

***\$680,000**

Sale Date: 22/03/2017

Distance from Property: 1.2km



31 GOLF LINKS RD, HEPBURN, VIC 3461

3 2 2

Sale Price

\$739,000

Sale Date: 03/02/2017

Distance from Property: 445m



11 TENTH ST, HEPBURN SPRINGS, VIC 3461

3 2 2

Sale Price

\$702,500

Sale Date: 05/08/2016

Distance from Property: 617m



This report has been compiled on 15/06/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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7 WESTERN AVE, HEPBURN, VIC 3461

 **4**  **3**  **1**

Sale Price

\$675,000

Sale Date: 23/06/2016

Distance from Property: 536m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 SWISS MOUNT AVENUE, HEPBURN SPRINGS, VIC 3461

Indicative selling price

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

Price Range:

\$670,000 to \$690,000

Median sale price

Median price

\$470,000

House

X

Unit


Suburb

HEPBURN SPRINGS

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
17 FOREST AVE, HEPBURN SPRINGS, VIC 3461	*\$680,000	22/03/2017
31 GOLF LINKS RD, HEPBURN, VIC 3461	\$739,000	03/02/2017
11 TENTH ST, HEPBURN SPRINGS, VIC 3461	\$702,500	05/08/2016
7 WESTERN AVE, HEPBURN, VIC 3461	\$675,000	23/06/2016