

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

3b Vanina Street, Hepburn Vic 3461

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$545,875

Property Type

House

Suburb

Hepburn

Period - From

28/05/2019

to

27/05/2020

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	40 Perrins St DAYLESFORD 3460	\$480,000	28/08/2019
2	8 Seventeenth St HEPBURN 3461	\$450,000	14/10/2019
3	31a Jamieson St DAYLESFORD 3460	\$420,000	24/03/2020

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:

28/05/2020 10:29

3b Vanina Street, Hepburn Vic 3461

Annette Leary
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Indicative Selling Price
\$455,000

Median House Price
28/05/2019 - 27/05/2020: \$545,875



2 2 1

Property Type: House semi detached

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



40 Perrins St DAYLESFORD 3460 (VG)

Agent Comments

2 - -

Price: \$480,000

Method: Sale

Date: 28/08/2019

Property Type: House (Res)

Land Size: 624 sqm approx



8 Seventeenth St HEPBURN 3461 (VG)

Agent Comments

2 - -

Price: \$450,000

Method: Sale

Date: 14/10/2019

Property Type: House (Res)

Land Size: 459 sqm approx



31a Jamieson St DAYLESFORD 3460 (VG)

Agent Comments

2 - -

Price: \$420,000

Method: Sale

Date: 24/03/2020

Property Type: House (Res)

Land Size: 442 sqm approx

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