### Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb or locality and postcode

Address 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	Pro	operty Type Hou	ISE		Suburb	Hepburn
Period - From	28/05/2019	to	27/05/2020	So	urce	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.

Add	dress 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.

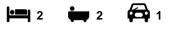
This Statement of Information was prepared on:

28/05/2020 10:29





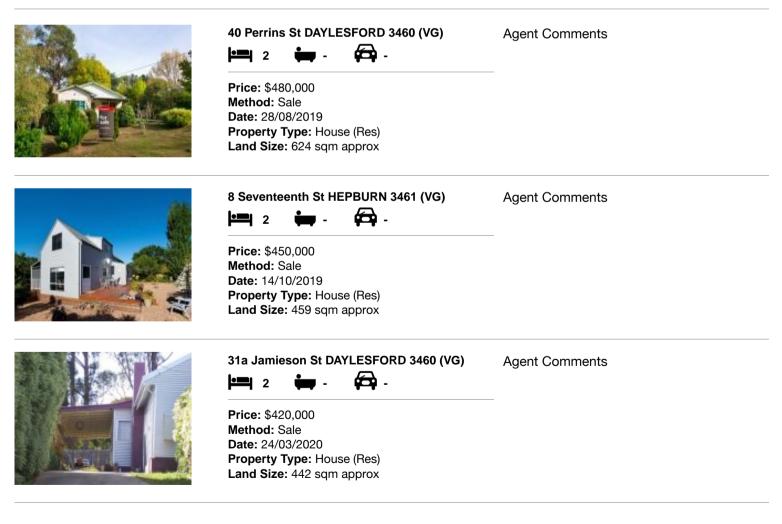




Property Type: House semi detached Land Size: 300 sqm approx Agent Comments Annette Leary +61 3 5348 1700 +61 407 917 054 annette.leary@belleproperty.com

Indicative Selling Price \$455,000 Median House Price 28/05/2019 - 27/05/2020: \$545,875

## **Comparable Properties**



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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.