

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

4 The Centreway, Hepburn Vic 3461

Indicative selling price

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

Single price

\$260,000

Median sale price

Median price

\$197,500

Property Type

Vacant land

Suburb

Hepburn

Period - From

21/01/2020

to

20/01/2021

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	3 Rings Rd DAYLESFORD 3460	\$290,000	12/08/2019
2			
3			

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.~~

This Statement of Information was prepared on:

21/01/2021 08:00

4 The Centreway, Hepburn Vic 3461

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Indicative Selling Price

\$260,000

Median Land Price

21/01/2020 - 20/01/2021: \$197,500



Property Type: land

Land Size: 2278 sqm approx

Agent Comments

Comparable Properties



3 Rings Rd DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 12/08/2019

Property Type: Land (Res)

Land Size: 2186 sqm approx

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.

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