

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

9 Tenth Street, Hepburn Springs Vic 3461

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$541,250 House ☒ Unit ☐ Suburb or locality Hepburn Springs

Period - From 01/01/2018 to 31/12/2018 Source REIV

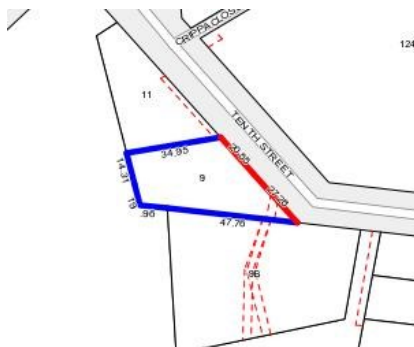
Comparable property sales (*Delete A or B below as applicable)

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	5/32 King St DAYLESFORD 3460	\$654,000	19/06/2018
2	6/32 King St DAYLESFORD 3460	\$640,000	09/06/2018
3	46 Frazer St DAYLESFORD 3460	\$630,000	26/11/2018

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:** House (Previously Occupied - Detached)**Land Size:** 1456 sqm approx

Agent Comments

Indicative Selling Price

\$649,000

Median House Price

Year ending December 2018: \$541,250

Comparable Properties

**5/32 King St DAYLESFORD 3460 (REI/VG)**

Agent Comments

**Price:** \$654,000**Method:** Private Sale**Date:** 19/06/2018**Rooms:** 3**Property Type:** Townhouse (Single)**6/32 King St DAYLESFORD 3460 (VG)**

Agent Comments

**Price:** \$640,000**Method:** Sale**Date:** 09/06/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**46 Frazer St DAYLESFORD 3460 (REI/VG)**

Agent Comments

**Price:** \$630,000**Method:** Private Sale**Date:** 26/11/2018**Rooms:** -**Property Type:** House**Land Size:** 736 sqm approx