

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

3 Twentieth Street, Hepburn Vic 3461

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Hepburn

Period - From

19/11/2018

to

18/11/2019

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	50 Main Rd HEPBURN SPRINGS 3461	\$540,000	04/09/2019
2	36 Millar St DAYLESFORD 3460	\$490,000	24/08/2019
3	103 Central Springs Rd DAYLESFORD 3460	\$485,000	14/01/2019

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:

19/11/2019 16:09



3 2 1

Property Type: House (Res)

Land Size: 465 sqm approx

Agent Comments

Comparable Properties



50 Main Rd HEPBURN SPRINGS 3461 (REI/VG) Agent Comments

3 1 1

Price: \$540,000

Method: Sale by Tender

Date: 04/09/2019

Property Type: House

Land Size: 758 sqm approx



36 Millar St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 1

Price: \$490,000

Method: Private Sale

Date: 24/08/2019

Property Type: House

Land Size: 562 sqm approx



103 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 2

Price: \$485,000

Method: Private Sale

Date: 14/01/2019

Property Type: House

Land Size: 514 sqm approx