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	3 Twentieth Street, Hepburn Vic 3461
Including suburb or	
locality and postcode	

Indicative selling price

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

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Median sale price

Median price	\$470,000	Pro	perty 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

Add	dress 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 comparableproperties 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





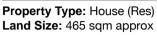
Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Indicative Selling Price \$499,000 **Median House Price**

19/11/2018 - 18/11/2019: \$470,000







Agent Comments



Comparable Properties



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

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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)

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Price: \$490.000 Method: Private Sale Date: 24/08/2019 Property Type: House Land Size: 562 sqm approx



Agent Comments



103 Central Springs Rd DAYLESFORD 3460

(REI/VG)





Price: \$485,000 Method: Private Sale Date: 14/01/2019 Property Type: House

Land Size: 514 sqm approx

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647



