

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

55 Main Road, Hepburn Springs Vic 3461

Indicative selling price

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

Single price \$465,000

Median sale price*

Median price \$541,000 House ☒ Unit ☐ Suburb or locality Hepburn Springs

Period - From 20/02/2018 to 20/02/2019 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 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	4 Wynvale Rise HEPBURN 3461	\$452,000	09/11/2018
2	44 Fourteenth St HEPBURN 3461	\$435,000	06/09/2017
3	11 Fourteenth St HEPBURN 3461	\$425,000	01/02/2018

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.



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Rooms:
Property Type: House (Res)
Land Size: 1030 sqm approx
 Agent Comments

Indicative Selling Price
 \$465,000

Median House Price *
 20/02/2018 - 20/02/2019: \$541,000
 * Agent calculated median

Comparable Properties



4 Wynvale Rise HEPBURN 3461 (VG)

Agent Comments

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Price: \$452,000
Method: Sale
Date: 09/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 924 sqm approx



44 Fourteenth St HEPBURN 3461 (REI/VG)

Agent Comments

2 1 -

Price: \$435,000
Method: Private Sale
Date: 06/09/2017
Rooms: 3
Property Type: House (Res)
Land Size: 831 sqm approx



11 Fourteenth St HEPBURN 3461 (REI/VG)

Agent Comments

3 1 2

Price: \$425,000
Method: Private Sale
Date: 01/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 799 sqm approx