

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 Range Road, Hepburn Springs Vic 3461

Indicative selling price

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

Single price \$639,900

Median sale price

Median price \$630,000

Property Type House

Suburb Hepburn Springs

Period - From 29/03/2020

to 28/03/2021

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 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	8 Sixth St HEPBURN SPRINGS 3461	\$645,000	03/03/2021
2	173 Main Rd HEPBURN 3461	\$622,000	06/02/2021
3	14 Barkas St DAYLESFORD 3460	\$620,000	10/03/2020

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:

29/03/2021 15:20

3 Range Road, Hepburn Springs Vic 3461

Christine Lewis
+61 3 5348 1700
+61 431 853 727
christine.lewis@belleproperty.com

Indicative Selling Price
\$639,900

Median House Price
29/03/2020 - 28/03/2021: \$630,000



🛏 2 🚿 1 🚗 1

Property Type: House (Res)
Land Size: 1863 sqm approx
Agent Comments

Comparable Properties



8 Sixth St HEPBURN SPRINGS 3461 (REI)

Agent Comments

🛏 2 🚿 2 🚗 1

Price: \$645,000
Method: Private Sale
Date: 03/03/2021
Property Type: House
Land Size: 381 sqm approx

173 Main Rd HEPBURN 3461 (REI)

Agent Comments

🛏 2 🚿 1 🚗 -

Price: \$622,000
Method: Private Sale
Date: 06/02/2021
Property Type: House



14 Barkas St DAYLESFORD 3460 (REI/VG)

Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$620,000
Method: Private Sale
Date: 10/03/2020
Rooms: 4
Property Type: House (Res)
Land Size: 755 sqm approx

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