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 Range Road, Hepburn Springs Vic 3461
Including suburb or	
locality and postcode	

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	Pro	operty Type Hou	use	Suburb	Hepburn Springs
Period - From 29/03/2020	to	28/03/2021	Sourc	ceREIV	

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

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 comparableproperties 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







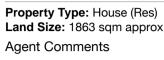
Indicative Selling Price \$639,900 **Median House Price**

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











Comparable Properties



8 Sixth St HEPBURN SPRINGS 3461 (REI)





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







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



14 Barkas St DAYLESFORD 3460 (REI/VG)



Price: \$620.000 Method: Private Sale Date: 10/03/2020

Rooms: 4

Property Type: House (Res) Land Size: 755 sqm approx

Agent Comments

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



