

WE DELIVER  
RESULTS

## STATEMENT OF INFORMATION

17 WESTERN AVENUE, HEPBURN, VIC

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 WESTERN AVENUE, HEPBURN, VIC**

4 3 2

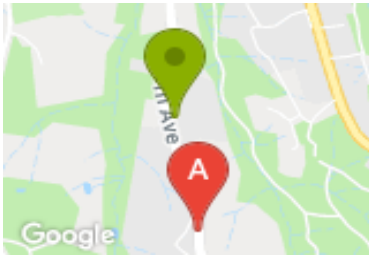
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$895,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**HEPBURN, VIC, 3461**

Suburb Median Sale Price (House)

**\$435,000**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**59 WESTERN AVE, DAYLESFORD, VIC**

7 2 3

Sale Price

**\*\$1,010,000**

Sale Date: 06/07/2018

Distance from Property: 413m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.

### Property offered for

Address  
Including suburb and  
postcode

17 WESTERN AVENUE, HEPBURN, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$895,000

### Median sale price

Median price

\$435,000

House

X

Unit

Suburb

HEPBURN

Period

01 July 2017 to 30 June 2018

Source

  
pricefinder

### Comparable property sales

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.

Address of comparable

Price

Date of sale

59 WESTERN AVE, DAYLESFORD, VIC 3460

\*\$1,010,000

06/07/2018