

03 5330 0500 0437 289 604 mark@ballaratpropertygroup.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale Address Including suburb or locality andpostcode Address Including suburb or locality and postcode			
Including suburb or			
Indicative selling price			
meaning of this price see consumer.vic.gov.au/underquoting			
Range between \$430,000 & \$450,000			
Median sale price			
Median price \$541,250 House X Unit Suburb or locality Hepburn Springs			
Period - From 01/10/2017 to 30/09/2018 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	2 Heath Av HEPBURN 3461	\$480,000	06/12/2017
2	13 Main Rd HEPBURN SPRINGS 3461	\$480,000	18/05/2017
3	10 Spa Av HEPBURN 3461	\$435,000	23/12/2017

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 eighteen months.

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Indicative Selling Price \$430,000 - \$450,000 Median House Price Year ending September 2018: \$541,250









Rooms:

Property Type: House (Res) Land Size: 793 sqm approx

Agent Comments

Comparable Properties



2 Heath Av HEPBURN 3461 (REI/VG)



Price: \$480,000 Method: Private Sale Date: 06/12/2017

Rooms: 6

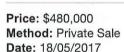
Property Type: House (Res) Land Size: 840 sqm approx **Agent Comments**

Agent Comments









Rooms: 7

5

Property Type: House (Res) Land Size: 927 sqm approx



10 Spa Av HEPBURN 3461 (REI/VG)



Price: \$435,000 Method: Private Sale Date: 23/12/2017

Rooms: 5

Property Type: House Land Size: 847 sqm approx

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