

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

1 Borsa Crescent, Hepburn Springs Vic 3461

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$541,250 House ☒ 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 comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



Rooms:

Property Type: House (Res)

Land Size: 793 sqm approx

Agent Comments

Comparable Properties



2 Heath Av HEPBURN 3461 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 06/12/2017

Rooms: 6

Property Type: House (Res)

Land Size: 840 sqm approx



13 Main Rd HEPBURN SPRINGS 3461 (REI/VG) **Agent Comments**



Price: \$480,000

Method: Private Sale

Date: 18/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 927 sqm approx



10 Spa Av HEPBURN 3461 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 23/12/2017

Rooms: 5

Property Type: House

Land Size: 847 sqm approx