

# 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

CA 3 and 4/section 13 of Hepburn/64 Main Rd, Hepburn Springs Vic 3461

### Indicative selling price

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

Single price

\$2,200,000

### Median sale price

Median price

\$785,000

Property Type

House

Suburb

Hepburn Springs

Period - From

18/09/2020

to

17/09/2021

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 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		
3		

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.~~

This Statement of Information was prepared on:

18/09/2021 09:50

CA 3 and 4/section 13 of Hepburn/64 Main Rd, Hepburn  
Springs Vic 3461



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**Property Type:** house  
**Land Size:** 2454 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,200,000  
**Median House Price**  
18/09/2020 - 17/09/2021: \$785,000

## 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 eighteen months.

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



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