

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 and
postcode

71 MAIN ROAD HEPBURN SPRINGS VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$896,000

Property type

House

Suburb

Hepburn Springs

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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

Price

Date of sale

10 BORSA CRESCENT HEPBURN SPRINGS VIC 3461	\$965,100	03-Aug-22
26 MAIN ROAD HEPBURN SPRINGS VIC 3461	\$1,040,000	01-Jul-22
53 MAIN ROAD HEPBURN SPRINGS VIC 3461	\$890,500	11-Jul-22

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 18 months.

This Statement of Information was prepared on: 19 October 2022

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10 BORSA CRESCENT HEPBURN SPRINGS VIC 3461

Sold Price

^{RS}
\$965,100

Sold Date

03-Aug-22


3



2



2

Distance

0.07km

26 MAIN ROAD HEPBURN SPRINGS VIC 3461

Sold Price

^{RS}
\$1,040,000

Sold Date

01-Jul-22


2



2



4

Distance

0.57km

53 MAIN ROAD HEPBURN SPRINGS VIC 3461

Sold Price

\$890,500

Sold Date

11-Jul-22


3



2



2

Distance

0.3km
RS = Recent sale

UN = Undisclosed Sale

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