# 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

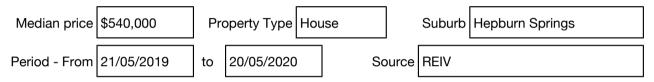
2 Radium Avenue, Hepburn Springs Vic 3461

#### Indicative selling price

For the meaning of this		

Single price \$620,000

#### Median sale price



## 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
1	30 Hepburn Rd DAYLESFORD 3460	\$615,000	26/11/2019
2	80 Central Springs Rd DAYLESFORD 3460	\$600,000	21/02/2019
3	7 Stanbridge St DAYLESFORD 3460	\$590,000	31/05/2019

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:

21/05/2020 11:05





**Indicative Selling Price** 

**Median House Price** 

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21/05/2019 - 20/05/2020: \$540,000

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\$620,000





Property Type: House (Previously Occupied - Detached) Land Size: Approx. 608 sqm approx

Agent Comments

Large study/office, open plan kitchen/dining/living, gas ducted heating & air-con, large deck for entertaining, second living room.

# **Comparable Properties**

30 Hepburn Rd DAYLESFORD 3460 (REI/VG)   Image: 1 Image: 2   Price: \$615,000   Method: Private Sale   Date: 26/11/2019   Property Type: House   Land Size: 651 sqm approx	Agent Comments
80 Central Springs Rd DAYLESFORD 3460 (REI/VG) 2 1 3 Price: \$600,000 Method: Private Sale Date: 21/02/2019 Property Type: House Land Size: 680 sqm approx	Agent Comments
7 Stanbridge St DAYLESFORD 3460 (REI) 2 1 1 1 Price: \$590,000 Method: Private Sale Date: 31/05/2019 Property Type: House Land Size: 675 sqm approx	Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.