

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 price see consumer.vic.gov.au/underquoting

Single price \$620,000

Median sale price

Median price \$540,000

Property Type House

Suburb Hepburn Springs

Period - From 21/05/2019

to 20/05/2020

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 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

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Indicative Selling Price
\$620,000

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



2 2 2

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)

Agent Comments

3 1 2

Price: \$615,000
Method: Private Sale
Date: 26/11/2019
Property Type: House
Land Size: 651 sqm approx



80 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments

2 1 3

Price: \$600,000
Method: Private Sale
Date: 21/02/2019
Property Type: House
Land Size: 680 sqm approx



7 Stanbridge St DAYLESFORD 3460 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 31/05/2019
Property Type: House
Land Size: 675 sqm approx