

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

5 Heath Avenue, Hepburn Vic 3461

Indicative selling price

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

Range between \$545,000 & \$585,000

Median sale price*

Median price Property Type Suburb Hepburn

Period - From to Source

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	6 Central Springs Rd DAYLESFORD 3460	\$615,000	01/04/2019
2	20 Main Rd HEPBURN SPRINGS 3461	\$545,000	21/12/2018
3	9 Grenville St DAYLESFORD 3460	\$537,500	17/09/2019

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:

30/09/2019 17:37

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land
Land Size: 802 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$585,000
No median price available

Comparable Properties



6 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 01/04/2019
Property Type: House
Land Size: 1189 sqm approx



20 Main Rd HEPBURN SPRINGS 3461 (VG)

Agent Comments



Price: \$545,000
Method: Sale
Date: 21/12/2018
Property Type: House (Res)
Land Size: 822 sqm approx



9 Grenville St DAYLESFORD 3460 (REI)

Agent Comments



Price: \$537,500
Method: Sale by Tender
Date: 17/09/2019
Property Type: House
Land Size: 728 sqm approx