

Nathan Skewes

5348 1700

0439 322 630

nskewes@hockingstuart.com.au

**Indicative Selling Price**

\$540,000

**Median House Price**

Year ending March 2017: \$502,000



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**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 564 sqm

[Agent Comments](#)

## Comparable Properties



**49 Central Springs Rd DAYLESFORD 3460 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$535,000

**Method:** Private Sale

**Date:** 20/12/2016

**Rooms:** 7

**Property Type:** House

**Land Size:** 487 sqm



**23 Stanhope St DAYLESFORD 3460 (VG)**

[Agent Comments](#)

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**Price:** \$525,000

**Method:** Sale

**Date:** 22/12/2015

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 978 sqm



**38 Stanbridge St DAYLESFORD 3460 (REI)**

[Agent Comments](#)

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**Price:** \$520,000

**Method:** Private Sale

**Date:** 01/06/2017

**Rooms:** 4

**Property Type:** House (Res)

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

8 Church Avenue, 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

\$540,000

**Median sale price**

Median price

\$502,000

House

X

Suburb

Hepburn Springs

Period - From

01/04/2016

to

31/03/2017

Source

REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
49 Central Springs Rd DAYLESFORD 3460	\$535,000	20/12/2016
23 Stanhope St DAYLESFORD 3460	\$525,000	22/12/2015
38 Stanbridge St DAYLESFORD 3460	\$520,000	01/06/2017