

# 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

4 Radium 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 \$499,000

### Median sale price

Median price \$600,000

Property Type House

Suburb Hepburn Springs

Period - From 03/12/2018

to 02/12/2019

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	4 Park Av HEPBURN SPRINGS 3461	\$485,000	20/07/2019
2	5 Sixth St HEPBURN SPRINGS 3461	\$470,000	09/07/2019
3	4 Fourth St HEPBURN SPRINGS 3461	\$450,000	14/09/2019

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:

03/12/2019 14:03



2 1 1

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

**Land Size:** 617 sqm approx

**Agent Comments**

Spa bath, gas ducted heating, split system A/C, fenced, raised vegetable garden beds and shed

## Comparable Properties



**4 Park Av HEPBURN SPRINGS 3461 (REI)**

**Agent Comments**

2 1 2

**Price:** \$485,000

**Method:** Private Sale

**Date:** 20/07/2019

**Property Type:** House

**Land Size:** 590 sqm approx



**5 Sixth St HEPBURN SPRINGS 3461 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$470,000

**Method:** Private Sale

**Date:** 09/07/2019

**Property Type:** House

**Land Size:** 598 sqm approx



**4 Fourth St HEPBURN SPRINGS 3461 (VG)**

**Agent Comments**

1 - -

**Price:** \$450,000

**Method:** Sale

**Date:** 14/09/2019

**Property Type:** House (Res)

**Land Size:** 1042 sqm approx