Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4 Radium Avenue, Hepburn Springs Vic 3461
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$600,000	Pr	operty Type Ho	ouse	,	Suburb	Hepburn Springs
Period - From 03/12/2018	to	02/12/2019	So	urce	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

Add	dress 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 comparableproperties 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



hockingstuart

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\$499,000

03/12/2018 - 02/12/2019: \$600,000

Indicative Selling Price

Median House Price



Agent Comments

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

Comparable Properties



4 Park Av HEPBURN SPRINGS 3461 (REI)

Price: \$485,000 Method: Private Sale Date: 20/07/2019 Property Type: House

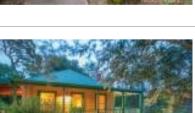
Land Size: 590 sqm approx

Agent Comments



5 Sixth St HEPBURN SPRINGS 3461 (REI/VG)

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)

Price: \$450,000 Method: Sale Date: 14/09/2019

Property Type: House (Res) Land Size: 1042 sqm approx **Agent Comments**

Agent Comments

