

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 and
postcode

4 FOURTH STREET HEPBURN SPRINGS VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$549,888

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,100

Property type

House

Suburb

Hepburn Springs

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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

1/5 SWISS MOUNT AVENUE HEPBURN SPRINGS VIC 3461	\$635,000	29-Mar-22
5/37 HOSPITAL STREET DAYLESFORD VIC 3460	\$692,000	17-Oct-22
104 CENTRAL SPRINGS ROAD DAYLESFORD VIC 3460	\$600,000	10-Jan-22

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: 10 May 2023

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1/5 SWISS MOUNT AVENUE
HEPBURN SPRINGS VIC 3461

1 1 1

Sold Price **\$635,000** Sold Date **29-Mar-22**

Distance **0.36km**



5/37 HOSPITAL STREET
DAYLESFORD VIC 3460

1 1 -

Sold Price **\$692,000** Sold Date **17-Oct-22**

Distance **2km**



104 CENTRAL SPRINGS ROAD
DAYLESFORD VIC 3460

3 - -

Sold Price **\$600,000** Sold Date **10-Jan-22**

Distance **2.78km**

RS = Recent sale

UN = Undisclosed Sale

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