

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

52 Western Avenue, Hepburn Vic 3461

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$545,875

Property Type

House

Suburb

Hepburn

Period - From

26/05/2019

to

25/05/2020

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	12 Indigo La DAYLESFORD 3460	\$1,071,000	24/01/2020
2	15 Langdon Ct DAYLESFORD 3460	\$1,040,000	20/08/2019
3	94 Lake Rd DAYLESFORD 3460	\$952,650	18/07/2019

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:

26/05/2020 16:46

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Indicative Selling Price
\$995,000

Median House Price
26/05/2019 - 25/05/2020: \$545,875



4 3 2

Property Type: House (Res)
Land Size: 8281 sqm approx
Agent Comments

Comparable Properties



12 Indigo La DAYLESFORD 3460 (REI)

Agent Comments

3 2 2

Price: \$1,071,000
Method: Sale by Tender
Date: 24/01/2020
Property Type: House
Land Size: 19020 sqm approx



15 Langdon Ct DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$1,040,000
Method: Sale
Date: 20/08/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 5781 sqm approx



94 Lake Rd DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$952,650
Method: Sale
Date: 18/07/2019
Property Type: House (Res)
Land Size: 1223 sqm approx