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

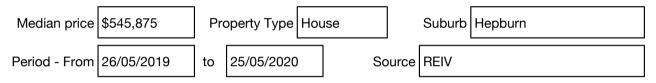
52 Western Avenue, Hepburn Vic 3461

Indicative selling price

	ee consumer.vic.gov.	

Single price \$995,000

Median sale price



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









Property Type: House (Res) **Land Size:** 8281 sqm approx Agent Comments Nathan Skewes +61 3 5348 1700 +61 439 322 630 nathan.skewes@belleproperty.com

Indicative Selling Price \$995,000 Median House Price 26/05/2019 - 25/05/2020: \$545,875

Comparable Properties



12 Indigo La DAYLESFORD 3460 (REI)



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

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Agent Comments



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

15 Langdon Ct DAYLESFORD 3460 (VG)

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94 Lake Rd DAYLESFORD 3460 (VG)



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

Agent Comments

Account - Belle Property Daylesford | P: +61 3 5348 1700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.