

WE DELIVER RESULTS

STATEMENT OF INFORMATION

44C MAIN ROAD, HEPBURN SPRINGS, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44C MAIN ROAD, HEPBURN SPRINGS, VIC - - -

Indicative Selling Price

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

Price Range: \$160,000 to \$170,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



HEPBURN SPRINGS, VIC, 3461

Suburb Median Sale Price (Vacant Land)

\$212,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3 FIRST ST, HEPBURN SPRINGS, VIC 3461 - - -

Sale Price

***\$165,000**

Sale Date: 11/07/2017

Distance from Property: 464m



44 MAIN RD, HEPBURN SPRINGS, VIC 3461 - - -

Sale Price

\$135,000

Sale Date: 05/09/2017

Distance from Property: 22m



19 FOURTEENTH ST, HEPBURN, VIC 3461 - - -

Sale Price

***\$225,000**

Sale Date: 09/10/2017

Distance from Property: 1.3km



This report has been compiled on 20/02/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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121 MAIN RD, HEPBURN SPRINGS, VIC 3461



Sale Price

\$260,000

Sale Date: 16/11/2017

Distance from Property: 961m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44C MAIN ROAD, HEPBURN SPRINGS, VIC 3461

Indicative selling price

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

Price Range:

\$160,000 to \$170,000

Median sale price

Median price

\$212,500

House

Unit


Suburb

HEPBURN SPRINGS

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
3 FIRST ST, HEPBURN SPRINGS, VIC 3461	*\$165,000	11/07/2017
44 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$135,000	05/09/2017
19 FOURTEENTH ST, HEPBURN, VIC 3461	*\$225,000	09/10/2017
121 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$260,000	16/11/2017