

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

6 Twelfth Street, Hepburn Vic 3461

Indicative selling price

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

Range between \$475,000

&

\$495,000

Median sale price

Median price \$467,500

House

X

Unit

Suburb or locality Hepburn

Period - From 01/10/2016

to 30/09/2017

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 eighteen 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	43 Leggatt St DAYLESFORD 3460	\$500,000	19/07/2017
2	194 Main Rd HEPBURN 3461	\$490,000	20/06/2017
3	19 Fulcher St DAYLESFORD 3460	\$480,000	25/07/2017

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 eighteen months.~~

No photo
available for
this property



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$475,000 - \$495,000
Median House Price
Year ending September 2017: \$467,500

Comparable Properties



43 Leggatt St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 19/07/2017
Rooms: -
Property Type: House (Res)



194 Main Rd HEPBURN 3461 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 20/06/2017
Rooms: 5
Property Type: House
Land Size: 1440 sqm approx



19 Fulcher St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 25/07/2017
Rooms: 5
Property Type: House
Land Size: 820 sqm approx