

# 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

8 Sixth Street, Hepburn Springs Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$599,000

Property Type

House

Suburb

Hepburn Springs

Period - From

01/01/2020

to

31/12/2020

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	5 Parker St DAYLESFORD 3460	\$700,000	07/01/2021
2	25a Second St HEPBURN SPRINGS 3461	\$640,000	25/08/2020
3	25a Second St HEPBURN SPRINGS 3461	\$612,000	25/08/2020

**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:

10/02/2021 13:39

8 Sixth Street, Hepburn Springs Vic 3461

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**Indicative Selling Price**  
\$650,000

**Median House Price**  
Year ending December 2020: \$599,000



2 2 1

**Property Type:** house  
**Land Size:** 381 sqm approx  
**Agent Comments**

## Comparable Properties



**5 Parker St DAYLESFORD 3460 (REI)**

**Agent Comments**

3 2 2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 07/01/2021  
**Property Type:** House  
**Land Size:** 432 sqm approx



**25a Second St HEPBURN SPRINGS 3461 (VG)** **Agent Comments**

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**Price:** \$640,000  
**Method:** Sale  
**Date:** 25/08/2020  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



**25a Second St HEPBURN SPRINGS 3461 (VG)** **Agent Comments**

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**Price:** \$612,000  
**Method:** Sale  
**Date:** 25/08/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 581 sqm approx

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