

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

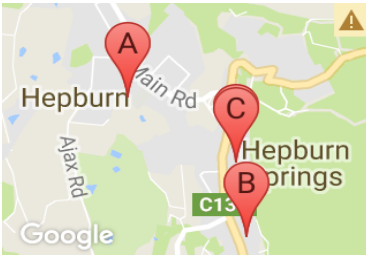
**6 CHURCH AVENUE, HEPBURN SPRINGS,** 2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$440,000 to \$450,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE

**HEPBURN SPRINGS, VIC, 3461**

Suburb Median Sale Price (House)

\$495,000

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.

**44 FOURTEENTH ST, HEPBURN, VIC 3461**

2 1 2

Sale Price

\$435,000

Sale Date: 25/08/2017

Distance from Property: 846m

**51 MAIN RD, HEPBURN SPRINGS, VIC 3461**

3 2 2

Sale Price

\$460,000

Sale Date: 20/10/2017

Distance from Property: 561m

**23 SIXTEENTH ST, HEPBURN, VIC 3461**

3 1 1

Sale Price

***\$399,000**

Sale Date: 05/10/2017

Distance from Property: 1.2km

This report has been compiled on 04/02/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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8 CHURCH AVE, HEPBURN SPRINGS, VIC 3461



3



1



1

Sale Price

\$540,000

Sale Date: 28/08/2017

Distance from Property: 16m



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

6 CHURCH AVENUE, HEPBURN SPRINGS, VIC 3461

Indicative selling price

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

Price Range:

\$440,000 to \$450,000

Median sale price

Median price

\$495,000

House

X

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
44 FOURTEENTH ST, HEPBURN, VIC 3461	\$435,000	25/08/2017
51 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$460,000	20/10/2017
23 SIXTEENTH ST, HEPBURN, VIC 3461	*\$399,000	05/10/2017
8 CHURCH AVE, HEPBURN SPRINGS, VIC 3461	\$540,000	28/08/2017