

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

94 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



**94 MAIN ROAD, HEPBURN SPRINGS, VIC**

3 1 1

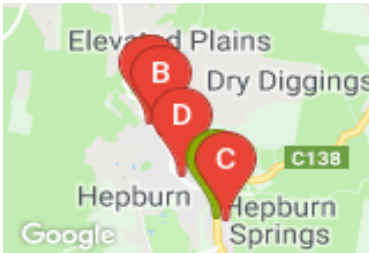
**Indicative Selling Price**

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

**Single Price: \$395,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**HEPBURN SPRINGS, VIC, 3461**

**Suburb Median Sale Price (House)**

**\$456,000**

01 July 2018 to 30 June 2019

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.



**234 MAIN RD, HEPBURN, VIC 3461**

3 1 2

**Sale Price**

**\$410,000**

Sale Date: 29/03/2018

Distance from Property: 1.6km



**199 MAIN RD, HEPBURN, VIC 3461**

3 1 3

**Sale Price**

**\$390,000**

Sale Date: 26/03/2018

Distance from Property: 1.4km



**17 CHURCH AVE, HEPBURN SPRINGS, VIC**

3 1 1

**Sale Price**

**\$399,000**

Sale Date: 19/09/2018

Distance from Property: 141m



This report has been compiled on 08/07/2019 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**147 MAIN RD, HEPBURN, VIC 3461**

 **3**  **1**  **3**

**Sale Price**

**\$390,000**

Sale Date: 17/01/2018

Distance from Property: 748m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

94 MAIN ROAD, 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:

\$395,000

### Median sale price

Median price

\$456,000

House

☒

Unit

☐

Suburb

HEPBURN SPRINGS

Period

01 July 2018 to 30 June 2019

Source

  
pricefinder

### 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

234 MAIN RD, HEPBURN, VIC 3461	\$410,000	29/03/2018
199 MAIN RD, HEPBURN, VIC 3461	\$390,000	26/03/2018
17 CHURCH AVE, HEPBURN SPRINGS, VIC 3461	\$399,000	19/09/2018

147 MAIN RD, HEPBURN, VIC 3461	\$390,000	17/01/2018
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