

# 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

34 Lakeside Drive, Hepburn 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 \$1,295,000

### Median sale price

Median price \$567,500

Property Type House

Suburb Hepburn

Period - From 01/03/2020

to 28/02/2021

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		
2		
3		

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.~~

This Statement of Information was prepared on:

01/03/2021 12:08

34 Lakeside Drive, Hepburn Vic 3461

Christine Lewis

+61 3 5348 1700

+61 431 853 727

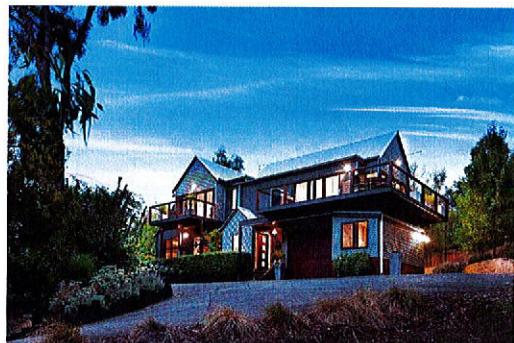
christine.lewis@belleproperty.com

**Indicative Selling Price**

\$1,295,000

**Median House Price**

01/03/2020 - 28/02/2021: \$567,500



 3  2  2

**Property Type:** House (Res)

**Land Size:** 1800 sqm approx

**Agent Comments**

## Comparable Properties

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.

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