

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 and
postcode

17 FOREST AVENUE HEPBURN SPRINGS VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

House

Suburb

Hepburn Springs

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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

3 FRAME AVENUE HEPBURN VIC 3461	\$1,150,000	08-Sep-23
13 TIPPERARY SPRINGS ROAD DAYLESFORD VIC 3460	\$1,030,000	16-Sep-23
48A EAST STREET DAYLESFORD VIC 3460	\$895,000	06-Jun-24

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.~~

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3 FRAME AVENUE HEPBURN VIC 3461

3 2 2

Sold Price

\$1,150,000

Sold Date

08-Sep-23

Distance

0.82km



13 TIPPERARY SPRINGS ROAD DAYLESFORD VIC 3460

3 2 1

Sold Price

\$1,030,000

Sold Date

16-Sep-23

Distance

3.67km



48A EAST STREET DAYLESFORD VIC 3460

3 2 2

Sold Price

\$895,000

Sold Date

06-Jun-24

Distance

4.33km

RS = Recent sale

UN = Undisclosed Sale

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