

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

30 Fourteenth Street, Hepburn Vic 3461

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$260,000

Property Type

Vacant land

Suburb

Hepburn

Period - From

27/07/2020

to

26/07/2021

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 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	31 Fourteenth St HEPBURN 3461	\$360,000	02/02/2021
2	125 Main Rd HEPBURN SPRINGS 3461	\$370,000	20/07/2021
3	51c Main Rd HEPBURN SPRINGS 3461	\$375,000	28/04/2021

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:

27/07/2021 10:35

30 Fourteenth Street, Hepburn Vic 3461

Annette Leary
+61 3 5348 1700
+61 407 917 054
annette.leary@belleproperty.com

Indicative Selling Price
\$385,000

Median Land Price
27/07/2020 - 26/07/2021: \$260,000



Property Type: land
Land Size: 11542 sqm approx
Agent Comments
with 2 car garage

Comparable Properties



31 Fourteenth St HEPBURN 3461 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 02/02/2021
Property Type: Land
Land Size: 3029 sqm approx



125 Main Rd HEPBURN SPRINGS 3461 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 20/07/2021
Property Type: Land (Res)
Land Size: 598 sqm approx



51c Main Rd HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 28/04/2021
Property Type: Land
Land Size: 885 sqm approx

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