

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

165 Main Road, Hepburn Vic 3461

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Hepburn

Period - From

10/07/2019

to

09/07/2020

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	4 Radium Av HEPBURN SPRINGS 3461	\$495,000	17/12/2019
2	8 Seventeenth St HEPBURN 3461	\$450,000	14/10/2019
3	31a Jamieson St DAYLESFORD 3460	\$420,000	24/03/2020

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:

10/07/2020 12:39

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Indicative Selling Price
\$449,000

Median House Price
10/07/2019 - 09/07/2020: \$485,000



2 1 1

Property Type: House (Res)
Land Size: 409 sqm approx
Agent Comments

Comparable Properties



4 Radium Av HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000
Method: Private Sale
Date: 17/12/2019
Property Type: House
Land Size: 617 sqm approx



8 Seventeenth St HEPBURN 3461 (VG)

Agent Comments

2 - -

Price: \$450,000
Method: Sale
Date: 14/10/2019
Property Type: House (Res)
Land Size: 459 sqm approx



31a Jamieson St DAYLESFORD 3460 (VG)

Agent Comments

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Price: \$420,000
Method: Sale
Date: 24/03/2020
Property Type: House (Res)
Land Size: 442 sqm approx