

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

5/25A Second Street, Hepburn Springs Vic 3461

Indicative selling price

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

Single price

\$765,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Hepburn Springs

Period - From

04/09/2019

to

03/09/2020

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	17 Forest Av HEPBURN SPRINGS 3461	\$720,000	20/06/2019
2	8a Forest Av HEPBURN SPRINGS 3461	\$702,000	20/07/2019
3	4 Ninth St HEPBURN SPRINGS 3461	\$700,000	11/06/2020

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:

04/09/2020 09:38

5/25A Second Street, Hepburn Springs Vic 3461

Gary Cooke
+61 3 5348 1700
+61 488 547 004
gary.cooke@belleproperty.com



Property Type: residential
Land Size: Approx 2164 sqm
approx

Agent Comments

Large garage, carport, spa, sauna, established gardens, gazebo with BBQ and power, NBN

Indicative Selling Price

\$765,000

Median House Price

04/09/2019 - 03/09/2020: \$545,000

Comparable Properties



17 Forest Av HEPBURN SPRINGS 3461 (VG)

Agent Comments



Price: \$720,000
Method: Sale
Date: 20/06/2019
Property Type: House (Res)
Land Size: 3971 sqm approx



8a Forest Av HEPBURN SPRINGS 3461 (REI)

Agent Comments



Price: \$702,000
Method: Private Sale
Date: 20/07/2019
Property Type: House
Land Size: 1200 sqm approx



4 Ninth St HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 11/06/2020
Property Type: House
Land Size: 743 sqm approx