

WE DELIVER  
RESULTS

## STATEMENT OF INFORMATION

117 MAIN ROAD, HEPBURN SPRINGS, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**117 MAIN ROAD, HEPBURN SPRINGS, VIC** - - -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$290,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



### HEPBURN SPRINGS, VIC, 3461

Suburb Median Sale Price (Vacant Land)

**\$190,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**11 MAIN RD, HEPBURN SPRINGS, VIC 3461** 2 - -

### Sale Price

**\$210,000**

Sale Date: 01/03/2017

Distance from Property: 1.4km



**6 FIFTH ST, HEPBURN SPRINGS, VIC 3461** - - -

### Sale Price

**\$215,000**

Sale Date: 03/04/2017

Distance from Property: 788m



**121 MAIN RD, HEPBURN SPRINGS, VIC 3461** - - -

### Sale Price

**\$260,000**

Sale Date: 16/11/2017

Distance from Property: 40m



This report has been compiled on 07/04/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

117 MAIN ROAD, HEPBURN SPRINGS, 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:

\$290,000

Median sale price

Median price

\$190,000

House

Unit


Suburb

HEPBURN SPRINGS

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
11 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$210,000	01/03/2017
6 FIFTH ST, HEPBURN SPRINGS, VIC 3461	\$215,000	03/04/2017
121 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$260,000	16/11/2017