

# 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

15 Wynvale Rise, Hepburn Vic 3461

### Indicative selling price

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

Range between \$195,000

&

\$210,000

### Median sale price

Median price \$451,000

Property Type House

Suburb Hepburn

Period - From 30/09/2018

to

29/09/2019

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	20 Perrins St DAYLESFORD 3460	\$230,000	12/09/2018
2	42b Main Rd HEPBURN SPRINGS 3461	\$170,000	23/11/2018
3	44c Main Rd HEPBURN SPRINGS 3461	\$160,000	06/08/2018

**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:

30/09/2019 17:26



**Property Type:** Land  
**Land Size:** 1134 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$195,000 - \$210,000  
**Median House Price**  
30/09/2018 - 29/09/2019: \$451,000

## Comparable Properties



**20 Perrins St DAYLESFORD 3460 (VG)**

**Agent Comments**



**Price:** \$230,000  
**Method:** Sale  
**Date:** 12/09/2018  
**Property Type:** Land  
**Land Size:** 611 sqm approx

**42b Main Rd HEPBURN SPRINGS 3461 (VG)**

**Agent Comments**



**Price:** \$170,000  
**Method:** Sale  
**Date:** 23/11/2018  
**Property Type:** Land  
**Land Size:** 1062 sqm approx

**44c Main Rd HEPBURN SPRINGS 3461 (VG)**

**Agent Comments**



**Price:** \$160,000  
**Method:** Sale  
**Date:** 06/08/2018  
**Property Type:** Land  
**Land Size:** 745 sqm approx