

WE DELIVER RESULTS

STATEMENT OF INFORMATION

42B MAIN ROAD, HEPBURN SPRINGS, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42B MAIN ROAD, HEPBURN SPRINGS, VIC - - -

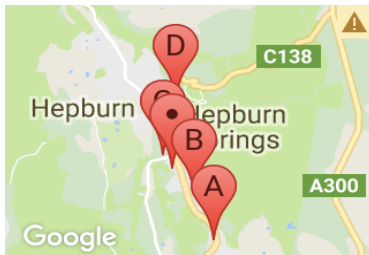
Indicative Selling Price

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

Price Range: \$180,000 to \$190,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



HEPBURN SPRINGS, VIC, 3461

Suburb Median Sale Price (Vacant Land)

\$212,500

01 January 2017 to 31 December 2017

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.



6 HEPBURN RD, DAYLESFORD, VIC 3460

- - -

Sale Price

\$195,000

Sale Date: 13/01/2017

Distance from Property: 1.2km



11 MAIN RD, HEPBURN SPRINGS, VIC 3461

2 - -

Sale Price

\$210,000

Sale Date: 01/03/2017

Distance from Property: 458m



6 FIFTH ST, HEPBURN SPRINGS, VIC 3461

- - -

Sale Price

\$215,000

Sale Date: 03/04/2017

Distance from Property: 237m



This report has been compiled on 20/02/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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121 MAIN RD, HEPBURN SPRINGS, VIC 3461



Sale Price

\$260,000

Sale Date: 16/11/2017

Distance from Property: 1km



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

42B MAIN ROAD, HEPBURN SPRINGS, VIC 3461

Indicative selling price

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

Price Range:

\$180,000 to \$190,000

Median sale price

Median price

\$212,500

House

X

Unit


Suburb

HEPBURN SPRINGS

Period

01 January 2017 to 31 December 2017

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
6 HEPBURN RD, DAYLESFORD, VIC 3460	\$195,000	13/01/2017
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