

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 and
postcode

8 Wynvale Rise Hepburn VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hepburn

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

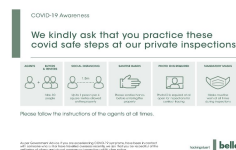
Date of sale

8 Radium Avenue Hepburn Springs VIC 3461	\$752,000	19-Jun-21
15 Fourteenth Street Hepburn VIC 3461	\$740,000	13-Oct-21
12 McKinnon Road Hepburn VIC 3461	\$800,000	25-Nov-20

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: 07 February 2022

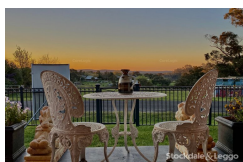


8 Radium Avenue Hepburn Springs VIC 3461

3 1 2

Sold Price **\$752,000** Sold Date **19-Jun-21**

Distance **1.17km**



15 Fourteenth Street Hepburn VIC 3461

3 1 1

Sold Price **\$740,000** Sold Date **13-Oct-21**

Distance **0.37km**



12 McKinnon Road Hepburn VIC 3461

3 2 1

Sold Price **\$800,000** Sold Date **25-Nov-20**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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