

STATEMENT OF INFORMATION

5 WYNVALE RISE, HEPBURN, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 WYNVALE RISE, HEPBURN, VIC 3461

3 1 2

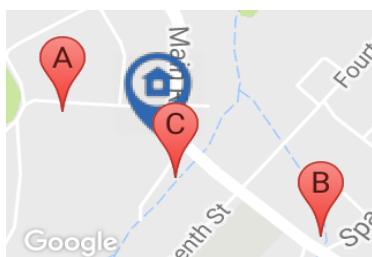
Indicative Selling Price

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

\$370,000 to \$385,000

Provided by: Rae Corris, Biggin & Scott Daylesford

SUBURB MEDIAN



HEPBURN, VIC, 3461

Suburb Median Sale Price (House)

\$429,500

01 April 2016 to 31 March 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.



11 FIFTEENTH ST, HEPBURN, VIC 3461

3 2 4

Sale Price

\$410,000

Sale Date: 09/02/2017

Distance from Property: 163m



135 MAIN RD, HEPBURN, VIC 3461

3 1 2

Sale Price

***\$420,000**

Sale Date: 24/01/2017

Distance from Property: 322m



6 WYNVALE RISE, HEPBURN, VIC 3461

3 1 1

Sale Price

\$350,000

Sale Date: 26/11/2016

Distance from Property: 80m



This report has been compiled on 19/05/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - 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

5 WYNVALE RISE, HEPBURN, VIC 3461

Indicative selling price

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

Single Price / Range

\$370,000 to \$385,000

Median sale price

Median price

\$429,500

House

X

Unit


Suburb

HEPBURN

Period

01 April 2016 to 31 March 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
11 FIFTEENTH ST, HEPBURN, VIC 3461	\$410,000	09/02/2017
135 MAIN RD, HEPBURN, VIC 3461	*\$420,000	24/01/2017
6 WYNVALE RISE, HEPBURN, VIC 3461	\$350,000	26/11/2016