

## 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

50 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 \$540,000

**Median sale price**

Median price \$595,000

House

X

Unit

Suburb or locality

Hepburn Springs

Period - From 01/07/2018

to

30/06/2019

Source REIV

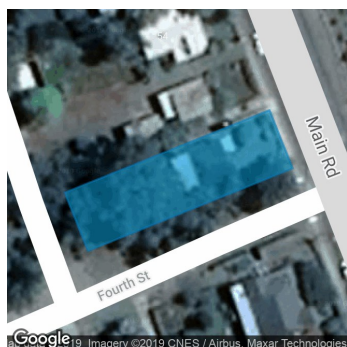
**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	24 Stanhope St DAYLESFORD 3460	\$585,000	22/03/2019
2	76 Duke St DAYLESFORD 3460	\$585,000	02/08/2018
3	4 Orford St DAYLESFORD 3460	\$565,000	25/07/2018

**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 eighteen months.



3 1 1

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 785 sqm approx

Agent Comments

## Comparable Properties



**24 Stanhope St DAYLESFORD 3460 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 22/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 1000 sqm approx

**76 Duke St DAYLESFORD 3460 (VG)**

Agent Comments

3 - -

**Price:** \$585,000

**Method:** Sale

**Date:** 02/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 727 sqm approx



**4 Orford St DAYLESFORD 3460 (VG)**

Agent Comments

3 - -

**Price:** \$565,000

**Method:** Sale

**Date:** 25/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 671 sqm approx