

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

16 Western Avenue 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

House

Suburb

Hepburn

Period-from

01 May 2019

to

30 Apr 2020

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

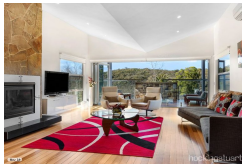
Date of sale

5 Fourth Street Hepburn Springs VIC 3461	\$810,000	13-Nov-19
45 West Street Daylesford VIC 3460	\$870,000	02-Feb-20
25 Millar Street Daylesford VIC 3460	\$870,000	11-Oct-19

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: 13 May 2020



**5 Fourth Street Hepburn Springs
VIC 3461**

2 2 2

Sold Price

\$810,000

Sold Date

13-Nov-19

Distance

0.57km



**45 West Street Daylesford VIC
3460**

3 2 2

Sold Price

\$870,000

Sold Date

02-Feb-20

Distance

1.77km



**25 Millar Street Daylesford VIC
3460**

4 2 2

Sold Price

Sold Date

11-Oct-19

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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