

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

8 GOLDEN SPRINGS AVENUE, HEPBURN SPRINGS, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD & CRESWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 GOLDEN SPRINGS AVENUE, HEPBURN**

3

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2

**Indicative Selling Price**

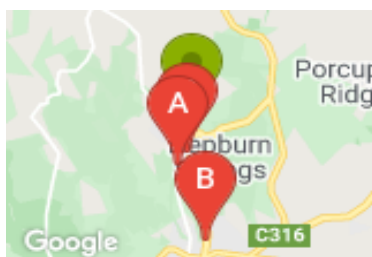
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price:**

**\$1,150,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford & Creswick

## MEDIAN SALE PRICE



**HEPBURN SPRINGS, VIC, 3461**

**Suburb Median Sale Price (House)**

**\$768,500**

01 October 2020 to 30 September 2021

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.



**34 LAKESIDE DR, HEPBURN, VIC 3461**

3

2

2

**Sale Price**

**\$1,255,000**

Sale Date: 14/03/2021

Distance from Property: 1.3km



**25 VINCENT ST, DAYLESFORD, VIC 3460**

5

3

2

**Sale Price**

**\*\*\$1,180,000**

Sale Date: 29/08/2021

Distance from Property: 3.4km



**106 MAIN RD, HEPBURN SPRINGS, VIC 3461**

3

3

6

**Sale Price**

**\$1,050,000**

Sale Date: 17/01/2021

Distance from Property: 876m



This report has been compiled on 13/11/2021 by Biggin & Scott Daylesford & Creswick. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

8 GOLDEN SPRINGS AVENUE, HEPBURN SPRINGS, VIC 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$1,150,000

### Median sale price

Median price

\$768,500

Property type

House

Suburb

HEPBURN SPRINGS

Period

01 October 2020 to 30 September 2021

Source

pricfinder

### 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

34 LAKESIDE DR, HEPBURN, VIC 3461	\$1,255,000	14/03/2021
25 VINCENT ST, DAYLESFORD, VIC 3460	**\$1,180,000	29/08/2021
106 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$1,050,000	17/01/2021

This Statement of Information was prepared on:

13/11/2021