

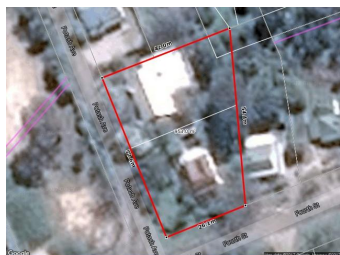
STATEMENT OF INFORMATION

1 POTASH AVENUE, HEPBURN SPRINGS, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 POTASH AVENUE, HEPBURN SPRINGS,  **5**  **3**  **2**

Indicative Selling Price

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

\$770,000 to \$805,000

Provided by: Rae Corris, Biggin & Scott Daylesford

SUBURB MEDIAN



HEPBURN SPRINGS, VIC, 3461

Suburb Median Sale Price (House)

\$449,000

01 April 2016 to 31 March 2017

Provided by: 

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.



8 MINERAL SPRINGS RESERVE RD, HEPBURN  **3**  **2**  **2**

Sale Price

***\$880,000**

Sale Date: 09/03/2017

Distance from Property: 1.1 km



34 LAKESIDE DR, HEPBURN, VIC 3461  **3**  **2**  **2**

Sale Price

\$805,000

Sale Date: 27/07/2016

Distance from Property: 447m



20 WESTERN AVE, HEPBURN, VIC 3461  **3**  **3**  **1**

Sale Price

\$768,000

Sale Date: 05/05/2016

Distance from Property: 606m



This report has been compiled on 11/05/2017 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

1 POTASH AVENUE, HEPBURN SPRINGS, VIC 3461

Indicative selling price

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

Single Price / Range

\$770,000 to \$805,000

Median sale price

Median price

\$449,000

House

X

Unit

Suburb

HEPBURN SPRINGS

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
8 MINERAL SPRINGS RESERVE RD, HEPBURN SPRINGS, VIC 3461	*\$880,000	09/03/2017
34 LAKESIDE DR, HEPBURN, VIC 3461	\$805,000	27/07/2016
20 WESTERN AVE, HEPBURN, VIC 3461	\$768,000	05/05/2016