Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 1 Twentieth Street, Hepburn Vic 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	\$515,000									

Median sale price

Median price	\$540,000	Pro	perty Type Ho	use		Suburb	Hepburn
Period - From	06/10/2019	to	05/10/2020] So	ource	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	36 Fourteenth St HEPBURN 3461	\$495,000	25/08/2020
2	24 Little St DAYLESFORD 3460	\$495,000	17/03/2020
3	3 Twentieth St HEPBURN 3461	\$485,000	17/01/2020

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.

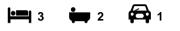
This Statement of Information was prepared on:

06/10/2020 13:37









Property Type: House **Land Size:** 554 sqm approx Agent Comments Annette Leary +61 3 5348 1700 +61 407 917 054 annette.leary@belleproperty.com

Indicative Selling Price \$515,000 Median House Price 06/10/2019 - 05/10/2020: \$540,000

Comparable Properties



36 Fourteenth St HEPBURN 3461 (VG)



Price: \$495,000 Method: Sale Date: 25/08/2020 Property Type: House (Res) Land Size: 831 sqm approx Agent Comments

Agent Comments



Price: \$495,000 Method: Private Sale Date: 17/03/2020 Property Type: House Land Size: 523 sqm approx

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3 Twentieth St HEPBURN 3461 (REI/VG)

24 Little St DAYLESFORD 3460 (REI/VG)

6 1



Agent Comments



Price: \$485,000 Method: Private Sale Date: 17/01/2020 Property Type: House Land Size: 465 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.