

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

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

Property Type

House

Suburb

Hepburn

Period - From

06/10/2019

to

05/10/2020

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 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
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

1 Twentieth Street, Hepburn Vic 3461



3 2 1

Property Type: House
Land Size: 554 sqm approx
Agent Comments

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Indicative Selling Price
\$515,000

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

Comparable Properties



36 Fourteenth St HEPBURN 3461 (VG)

Agent Comments

3 - -

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



24 Little St DAYLESFORD 3460 (REI/VG)

Agent Comments

3 2 1

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



3 Twentieth St HEPBURN 3461 (REI/VG)

Agent Comments

3 2 1

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