

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

44c Main Road, Hepburn Springs Vic 3461

Indicative selling price

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

Single price \$220,000

Median sale price*

Median price

Property Type

Suburb

Hepburn Springs

Period - From

to

Source

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	20 Perrins St DAYLESFORD 3460	\$245,000	22/02/2020
2	8 Albert La DAYLESFORD 3460	\$245,000	07/08/2019
3	125 Main Rd HEPBURN SPRINGS 3461	\$215,250	26/09/2019

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:

27/07/2020 11:37

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

44c Main Road, Hepburn Springs Vic 3461

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Indicative Selling Price

\$220,000

No median price available



Property Type: Vacant Land (Res)

Land Size: 745 sqm approx

Agent Comments

Comparable Properties



20 Perrins St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$245,000

Method: Sale

Date: 22/02/2020

Property Type: Land

Land Size: 611 sqm approx



8 Albert La DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$245,000

Method: Private Sale

Date: 07/08/2019

Property Type: Land (Res)

Land Size: 882 sqm approx

125 Main Rd HEPBURN SPRINGS 3461 (VG)

Agent Comments



Price: \$215,250

Method: Sale

Date: 26/09/2019

Property Type: Land

Land Size: 600 sqm approx

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