

WE DELIVER
RESULTS

STATEMENT OF INFORMATION

147 MAIN ROAD, HEPBURN, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

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Biggin & Scott

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



147 MAIN ROAD, HEPBURN, VIC 3461

3 1 3

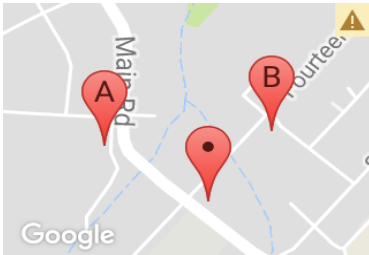
Indicative Selling Price

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

Single Price: **\$399,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



HEPBURN, VIC, 3461

Suburb Median Sale Price (House)

\$440,000

01 January 2017 to 31 December 2017

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.



5 WYNVALE RISE, HEPBURN, VIC 3461

3 1 2

Sale Price

\$385,000

Sale Date: 01/07/2017

Distance from Property: 197m



12 MCKINNON RD, HEPBURN, VIC 3461

3 1 1

Sale Price

\$395,000

Sale Date: 10/09/2017

Distance from Property: 164m



23 SIXTEENTH ST, HEPBURN, VIC 3461

3 1 1

Sale Price

***\$399,000**

Sale Date: 05/10/2017

Distance from Property: 428m

This report has been compiled on 03/01/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - 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

147 MAIN ROAD, HEPBURN, VIC 3461

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$440,000

House

X

Unit


Suburb

HEPBURN

Period

01 January 2017 to 31 December 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
5 WYNVALE RISE, HEPBURN, VIC 3461	\$385,000	01/07/2017
12 MCKINNON RD, HEPBURN, VIC 3461	\$395,000	10/09/2017
23 SIXTEENTH ST, HEPBURN, VIC 3461	*\$399,000	05/10/2017