

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 FOURTEENTH STREET, HEPBURN, VIC - - -

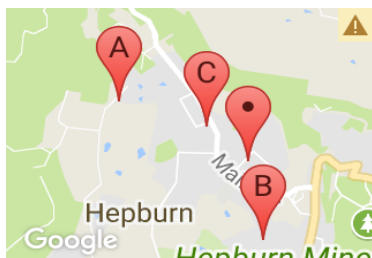
Indicative Selling Price

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

Price Range: \$200,000 to \$210,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



HEPBURN, VIC, 3461

Suburb Median Sale Price (Vacant Land)

\$177,500

01 July 2016 to 30 June 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.



18 EIGHTEENTH ST, HEPBURN, VIC 3461 - - -

Sale Price

***\$260,000**

Sale Date: 16/08/2017

Distance from Property: 957m



6 LAKESIDE DR, HEPBURN, VIC 3461 - - -

Sale Price

\$200,000

Sale Date: 21/01/2016

Distance from Property: 575m



5 SIXTEENTH ST, HEPBURN, VIC 3461 - - -

Sale Price

\$170,000

Sale Date: 22/02/2017

Distance from Property: 375m



This report has been compiled on 19/09/2017 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

19 FOURTEENTH STREET, HEPBURN, VIC 3461

Indicative selling price

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

Price Range:

\$200,000 to \$210,000

Median sale price

Median price

\$177,500

House

X

Unit


Suburb

HEPBURN

Period

01 July 2016 to 30 June 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
18 EIGHTEENTH ST, HEPBURN, VIC 3461	*\$260,000	16/08/2017
6 LAKESIDE DR, HEPBURN, VIC 3461	\$200,000	21/01/2016
5 SIXTEENTH ST, HEPBURN, VIC 3461	\$170,000	22/02/2017