

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

5 Sixth Street, Hepburn Springs Vic 3461

Indicative selling price

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

Single price \$480,000

Median sale price

Median price \$541,250

House

X

Unit

Suburb or locality

Hepburn Springs

Period - From 01/01/2018

to

31/12/2018

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 eighteen 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	5 Albert La DAYLESFORD 3460	\$490,000	08/02/2018
2	103 Central Springs Rd DAYLESFORD 3460	\$485,000	14/01/2019
3	3 Fifth St HEPBURN SPRINGS 3461	\$470,000	15/11/2017

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 eighteen months.

5 Sixth Street, Hepburn Springs Vic 3461

hockingstuart

Nathan Skewes

5348 1700

0439 322 630

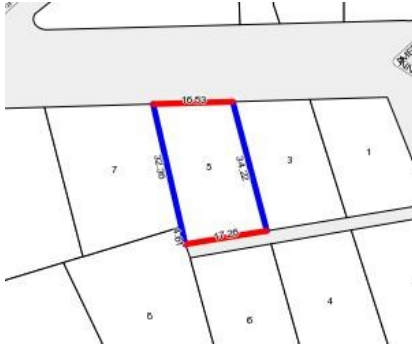
nskewes@hockingstuart.com.au

Indicative Selling Price

\$480,000

Median House Price

Year ending December 2018: \$541,250



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 598 sqm approx

Agent Comments

Comparable Properties



5 Albert La DAYLESFORD 3460 (VG)

Agent Comments

3 - -

Price: \$490,000

Method: Sale

Date: 08/02/2018

Rooms: -

Property Type: House (Res)



103 Central Springs Rd DAYLESFORD 3460 (REI/VG)

Agent Comments

3 1 2

Price: \$485,000

Method: Private Sale

Date: 14/01/2019

Rooms: -

Property Type: House

Land Size: 514 sqm approx



3 Fifth St HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

3 1 2

Price: \$470,000

Method: Private Sale

Date: 15/11/2017

Rooms: 4

Property Type: House

Land Size: 613 sqm approx