

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

100 Main Road, Hepburn Springs Vic 3461

Indicative selling price

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

Range between

\$540,000

&

\$570,000

Median sale price

Median price

\$581,250

Property Type

House

Suburb

Hepburn Springs

Period - From

01/04/2019

to

31/03/2020

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	17 Church Av HEPBURN SPRINGS 3461	\$595,000	23/01/2019
2	88 Main Rd HEPBURN SPRINGS 3461	\$594,999	10/10/2019
3	50 Main Rd HEPBURN SPRINGS 3461	\$540,000	04/09/2019

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:

11/05/2020 15:58

100 Main Road, Hepburn Springs Vic 3461

David Wynack

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3 bedrooms - 1 car

Property Type: House (Previously Occupied - Detached)

Land Size: 1006 sqm approx

Agent Comments

Indicative Selling Price

\$540,000 - \$570,000

Median House Price

Year ending March 2020: \$581,250

A premium development proposition in a prime central Hepburn Springs location, this 1000 sqm approximate allotment presents a plethora of opportunities. Ideal to build your dream home or to develop 2/3 townhouses (STCA). Or if you are looking for a renovation project this could be it. Situated in Hepburn Spring's boutique shopping precinct, close to shops, Hepburn Spa Resort, bush walks and a 5 min drive to Daylesford.

Comparable Properties



17 Church Av HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

2 bedrooms - 1 car

Price: \$595,000

Method: Private Sale

Date: 23/01/2019

Property Type: House

Land Size: 945 sqm approx



88 Main Rd HEPBURN SPRINGS 3461 (VG)

Agent Comments

2 bedrooms - 1 car

Price: \$594,999

Method: Sale

Date: 10/10/2019

Property Type: House (Res)

Land Size: 649 sqm approx



50 Main Rd HEPBURN SPRINGS 3461 (REI/VG) **Agent Comments**

3 bedrooms - 1 car

Price: \$540,000

Method: Sale by Tender

Date: 04/09/2019

Property Type: House

Land Size: 758 sqm approx

Account - Stockdale & Leggo Daylesford | P: 03 53482766 | F: 03 53481162



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.