

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

9 SIXTH STREET, HEPBURN SPRINGS, VIC 3461

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

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 SIXTH STREET, HEPBURN SPRINGS,**

4 2 2

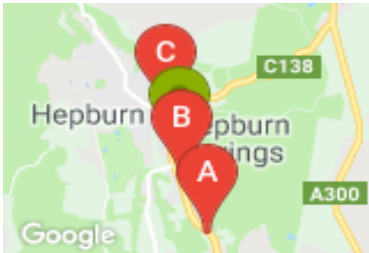
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$620,000 to \$640,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**HEPBURN SPRINGS, VIC, 3461**

**Suburb Median Sale Price (House)**

**\$456,000**

01 July 2018 to 30 June 2019

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.



**32 HEPBURN RD, DAYLESFORD, VIC 3460**

3 2 2

**Sale Price**

**\$625,000**

Sale Date: 10/10/2018

Distance from Property: 1.2km



**45 MAIN RD, HEPBURN SPRINGS, VIC 3461**

3 3 4

**Sale Price**

**\$615,000**

Sale Date: 09/05/2018

Distance from Property: 340m



**9 TENTH ST, HEPBURN SPRINGS, VIC 3461**

2 2 2

**Sale Price**

**\*\$649,000**

Sale Date: 14/05/2019

Distance from Property: 617m



This report has been compiled on 23/07/2019 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

9 SIXTH STREET, HEPBURN SPRINGS, VIC 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$620,000 to \$640,000

### Median sale price

Median price

\$456,000

House

X

Unit

Suburb

HEPBURN SPRINGS

Period

01 July 2018 to 30 June 2019

Source

  
pricefinder

### 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

#### Price

#### Date of sale

32 HEPBURN RD, DAYLESFORD, VIC 3460	\$625,000	10/10/2018
45 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$615,000	09/05/2018
9 TENTH ST, HEPBURN SPRINGS, VIC 3461	*\$649,000	14/05/2019