

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 and
postcode

54 MAIN ROAD HEPBURN SPRINGS VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

House

Suburb

Hepburn Springs

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

34 HEPBURN ROAD DAYLESFORD VIC 3460	\$800,000	25-Oct-23
7 FOURTH STREET HEPBURN SPRINGS VIC 3461	\$825,000	21-Jul-23
12 SIXTH STREET HEPBURN SPRINGS VIC 3461	\$780,000	31-Jul-23

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: 17 December 2024



**34 HEPBURN ROAD DAYLESFORD
VIC 3460**

3 2 1

Sold Price

\$800,000

Sold Date

25-Oct-23

Distance

1.03km



**7 FOURTH STREET HEPBURN
SPRINGS VIC 3461**

3 1 1

Sold Price

\$825,000

Sold Date

21-Jul-23

Distance

0.11km



**12 SIXTH STREET HEPBURN
SPRINGS VIC 3461**

3 2 2

Sold Price

\$780,000

Sold Date

31-Jul-23

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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