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

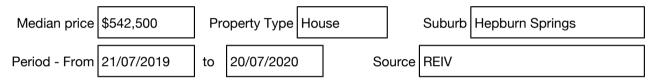
15 Church Avenue, Hepburn Springs Vic 3461

Indicative selling price

| For the meaning of this | | |
|-------------------------|--|--|
| | | |
| | | |
| | | |
| | | |

Single price \$329,500

Median sale price



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 | 9/34 Smith St DAYLESFORD 3460 | \$335,000 | 23/01/2020 |
| 2 | 1/4 Trewhella Av DAYLESFORD 3460 | \$321,000 | 08/06/2019 |
| 3 | 13 Millar St DAYLESFORD 3460 | \$320,650 | 10/10/2019 |

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:

21/07/2020 10:42



15 Church Avenue, Hepburn Springs Vic 3461







Property Type: House - Duplex (Semi-detached) Agent Comments

Gary Cooke +61 3 5348 1700 +61 488 547 004 gary.cooke@belleproperty.com

Indicative Selling Price \$329,500 **Median House Price** 21/07/2019 - 20/07/2020: \$542,500

Comparable Properties





Price: \$335,000 Method: Sale Date: 23/01/2020 Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1/4 Trewhella Av DAYLESFORD 3460 (VG)

Agent Comments



Price: \$321,000 Method: Sale Date: 08/06/2019 Property Type: Flat/Unit/Apartment (Res)



13 Millar St DAYLESFORD 3460 (REI/VG)



Agent Comments



Property Type: House Land Size: 267 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700



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.