

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 price see consumer.vic.gov.au/underquoting

Single price \$329,500

Median sale price

Median price \$542,500

Property Type House

Suburb Hepburn Springs

Period - From 21/07/2019

to 20/07/2020

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	9/34 Smith St DAYLESFORD 3460	\$335,000	23/01/2020
2	1/4 Trehwella 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

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Indicative Selling Price

\$329,500

Median House Price

21/07/2019 - 20/07/2020: \$542,500



Property Type: House - Duplex
(Semi-detached)

Agent Comments

Comparable Properties

9/34 Smith St DAYLESFORD 3460 (VG)

Agent Comments



Price: \$335,000

Method: Sale

Date: 23/01/2020

Property Type: Flat/Unit/Apartment (Res)

1/4 Trehwella 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



Price: \$320,650

Method: Private Sale

Date: 10/10/2019

Property Type: House

Land Size: 267 sqm approx

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