

# 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

23A Sixteenth Street, Hepburn Vic 3461

### Indicative selling price

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

Single price

\$850,000

### Median sale price

Median price

\$625,000

Property Type

House

Suburb

Hepburn

Period - From

04/09/2020

to

03/09/2021

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	19 Queensberry St DAYLESFORD 3460	\$850,000	27/05/2021
2	14 Trimble St DAYLESFORD 3460	\$842,000	17/04/2021
3	24A Little St DAYLESFORD 3460	\$800,198	18/07/2021

**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:

04/09/2021 10:15

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**Indicative Selling Price**  
\$850,000

**Median House Price**  
04/09/2020 - 03/09/2021: \$625,000



3 1 1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 797 sqm approx  
**Agent Comments**

## Comparable Properties



**19 Queensberry St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 27/05/2021  
**Property Type:** House  
**Land Size:** 1010 sqm approx



**14 Trimble St DAYLESFORD 3460 (VG)**

**Agent Comments**

3 - -

**Price:** \$842,000  
**Method:** Sale  
**Date:** 17/04/2021  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx



**24A Little St DAYLESFORD 3460 (REI)**

**Agent Comments**

3 2 1

**Price:** \$800,198  
**Method:** Private Sale  
**Date:** 18/07/2021  
**Property Type:** House  
**Land Size:** 899 sqm approx

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