

# 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

3 Eighth 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)

Single price \$599,000

### Median sale price

Median price \$595,000

Property Type House

Suburb Hepburn Springs

Period - From 01/01/2019

to 31/12/2019

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	6 Green Gables Rd DAYLESFORD 3460	\$650,000	27/02/2020
2	24 Forest Av HEPBURN SPRINGS 3461	\$600,000	17/09/2019
3	6 Macadam St DAYLESFORD 3460	\$600,000	24/05/2019

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:

20/03/2020 13:33

3 Eighth Street, Hepburn Springs Vic 3461

Nathan Skewes

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**Indicative Selling Price**

\$599,000

**Median House Price**

Year ending December 2019: \$595,000



3 1 3

**Property Type:** House (Res)

**Land Size:** 2523 sqm approx

Agent Comments

## Comparable Properties



**6 Green Gables Rd DAYLESFORD 3460 (REI)**

Agent Comments

3 1 3

**Price:** \$650,000

**Method:** Private Sale

**Date:** 27/02/2020

**Property Type:** House

**Land Size:** 2163 sqm approx

**24 Forest Av HEPBURN SPRINGS 3461 (VG)**

Agent Comments

3 - -

**Price:** \$600,000

**Method:** Sale

**Date:** 17/09/2019

**Property Type:** House (Res)

**Land Size:** 3917 sqm approx



**6 Macadam St DAYLESFORD 3460 (VG)**

Agent Comments

3 - -

**Price:** \$600,000

**Method:** Sale

**Date:** 24/05/2019

**Property Type:** House (Res)

**Land Size:** 1827 sqm approx

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