

**WE DELIVER
RESULTS**

STATEMENT OF INFORMATION

15 FOREST AVENUE, HEPBURN SPRINGS, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 FOREST AVENUE, HEPBURN SPRINGS,  4  3  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$1,170,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



HEPBURN SPRINGS, VIC, 3461

Suburb Median Sale Price (House)

\$505,000

01 January 2017 to 31 December 2017

Provided by:  **pricfinder**

COMPARABLE PROPERTIES

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.



3 INGROW LANE, DAYLESFORD, VIC 3460

 4  2  4

Sale Price

\$1,426,000

Sale Date: 20/12/2016

Distance from Property: 2.3km



131 MAIN RD, HEPBURN SPRINGS, VIC 3461

 7  3  2

Sale Price

****\$1,700,000**

Sale Date: 13/09/2017

Distance from Property: 632m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 FOREST AVENUE, HEPBURN SPRINGS, VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$1,170,000

Median sale price

Median price

\$505,000

House

X

Unit


Suburb

HEPBURN SPRINGS

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
3 INGROW LANE, DAYLESFORD, VIC 3460	\$1,426,000	20/12/2016
131 MAIN RD, HEPBURN SPRINGS, VIC 3461	**\$1,700,000	13/09/2017