

WE DELIVER RESULTS

STATEMENT OF INFORMATION

8 MINERAL SPRINGS CRES, HEPBURN SPRINGS, VIC 3461

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MINERAL SPRINGS CRES, HEPBURN

3 2 2

Indicative Selling Price

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

Price Range: **\$1,175,000 to \$1,250,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



HEPBURN SPRINGS, VIC, 3461

Suburb Median Sale Price (House)

\$495,000

01 April 2017 to 31 March 2018

Provided by: pricerfinder

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.



1 LAKESIDE DR, HEPBURN, VIC 3461

3 2 2

Sale Price

\$1,190,000

Sale Date: 09/01/2018

Distance from Property: 476m



131 MAIN RD, HEPBURN SPRINGS, VIC 3461

7 3 2

Sale Price

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

Sale Date: 13/09/2017

Distance from Property: 94m



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

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Indicative selling price

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Price Range:

\$1,175,000 to \$1,250,000

Median sale price

Median price

\$495,000

House

X

Unit


Suburb

HEPBURN SPRINGS

Period

01 April 2017 to 31 March 2018

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
1 LAKESIDE DR, HEPBURN, VIC 3461	\$1,190,000	09/01/2018
131 MAIN RD, HEPBURN SPRINGS, VIC 3461	**\$1,700,000	13/09/2017