

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 and
postcode

4 Ninth Street Hepburn Springs VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,999

Property type

House

Suburb

Hepburn Springs

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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

1A Borsa Crescent Hepburn Springs VIC 3461	\$670,000	13-Jul-19
2 Vincent Street North Daylesford VIC 3460	\$690,000	12-Apr-19
15 Park Avenue Daylesford VIC 3460	\$707,500	07-May-19

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: 01 June 2020



**1A Borsa Crescent Hepburn Springs
VIC 3461**

Sold Price

\$670,000

Sold Date

13-Jul-19



3



2



1

Distance

0.29km



**2 Vincent Street North Daylesford
VIC 3460**

Sold Price

\$690,000

Sold Date

12-Apr-19



2



1



2

Distance

2.86km



**15 Park Avenue Daylesford VIC
3460**

Sold Price

\$707,500

Sold Date

07-May-19



1



1



2

Distance

4.57km

RS = Recent sale

UN = Undisclosed Sale

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