

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

2/25A Second Street, Hepburn Springs Vic 3461

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$557,500

Property Type

House

Suburb

Hepburn Springs

Period - From

28/07/2019

to

27/07/2020

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	30 Hepburn Rd DAYLESFORD 3460	\$615,000	26/11/2019
2	29 Hospital St DAYLESFORD 3460	\$605,000	19/07/2019
3	2 Radium Av HEPBURN SPRINGS 3461	\$599,000	07/07/2020

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:

28/07/2020 10:33

2/25A Second Street, Hepburn Springs Vic 3461

Gary Cooke
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Property Type: Residential
Land Size: Approx 576 sqm approx
Agent Comments
2 Living Rooms, 2 Kitchens

Indicative Selling Price
\$620,000
Median House Price
28/07/2019 - 27/07/2020: \$557,500

Comparable Properties



30 Hepburn Rd DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 26/11/2019
Property Type: House
Land Size: 651 sqm approx

29 Hospital St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 19/07/2019
Property Type: House
Land Size: 839 sqm approx



2 Radium Av HEPBURN SPRINGS 3461 (REI)

Agent Comments



Price: \$599,000
Method: Private Sale
Date: 07/07/2020
Property Type: House
Land Size: 608 sqm approx