

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**40 MAIN ROAD, HEPBURN SPRINGS, VIC**

3



1



2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range:****\$570,000 to \$580,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE

**HEPBURN SPRINGS, VIC, 3461****Suburb Median Sale Price (House)****\$492,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**8 CHURCH AVE, HEPBURN SPRINGS, VIC 3461**

3



1



1

Sale Price**Price Withheld**

Sale Date: 15/09/2017

Distance from Property: 620m

**30 HEPBURN RD, DAYLESFORD, VIC 3460**

3



3



2

Sale Price**\$545,000**

Sale Date: 12/07/2017

Distance from Property: 898m

**14 LAKESIDE DR, HEPBURN, VIC 3461**

3



2



2

Sale Price**\$580,000**

Sale Date: 27/11/2016

Distance from Property: 750m

This report has been compiled on 16/10/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

40 MAIN ROAD, HEPBURN SPRINGS, VIC 3461

Indicative selling price

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

Price Range:

\$570,000 to \$580,000

Median sale price

Median price

\$492,000

House

X

Unit


Suburb

HEPBURN SPRINGS

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
8 CHURCH AVE, HEPBURN SPRINGS, VIC 3461	Price Withheld	15/09/2017
30 HEPBURN RD, DAYLESFORD, VIC 3460	\$545,000	12/07/2017
14 LAKESIDE DR, HEPBURN, VIC 3461	\$580,000	27/11/2016