Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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8 FOREST AVENUE HEPBURN SPRINGS VIC 3461						
e see consumer.vid	c.gov.aı	u/underquot	ing (*E	Delete single pric	e or range	as applicable)
\$1,520,000	\$1,520,000 or range between			&		
Median sale price (*Delete house or unit as applicable)						
\$785,000	Property type		House	Suburb	Hepburn Springs	
01 Jan 2023	23 to 31 Dec 2023		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						
	\$1,520,000 \$1,520,000 pplicable) \$785,000 01 Jan 2023 sales (*Delete A properties sold with a tris representative of	8 FOREST AVENUE se see consumer.vic.gov.at \$1,520,000 pplicable) \$785,000 Prop 01 Jan 2023 to sales (*Delete A or B to properties sold within five at's representative consider	8 FOREST AVENUE HEPBURN se see consumer.vic.gov.au/underquot \$1,520,000 or rang between \$1,520,000 Property type 01 Jan 2023 to 31 Dec 2 sales (*Delete A or B below as a properties sold within five kilometres on the representative considers to be more)	8 FOREST AVENUE HEPBURN SPE se see consumer.vic.gov.au/underquoting (*E \$1,520,000 or range between pplicable) \$785,000 Property type 01 Jan 2023 to 31 Dec 2023 sales (*Delete A or B below as application properties sold within five kilometres of the part's representative considers to be most composition.	8 FOREST AVENUE HEPBURN SPRINGS VIC 346 e see consumer.vic.gov.au/underquoting (*Delete single price \$1,520,000 or range between pplicable) \$785,000 Property type House 01 Jan 2023 to 31 Dec 2023 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale int's representative considers to be most comparable to the price in the property for sale int's representative considers to be most comparable to the price in the property for sale in the property fo	8 FOREST AVENUE HEPBURN SPRINGS VIC 3461 e see consumer.vic.gov.au/underquoting (*Delete single price or range \$1,520,000 or range between \$41,520,000 Property type House Suburb 01 Jan 2023 to 31 Dec 2023 Source Sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last of the prop

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: 22 January 2024



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