

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 HEPBURN ROAD, DAYLESFORD, VIC

2 1 2

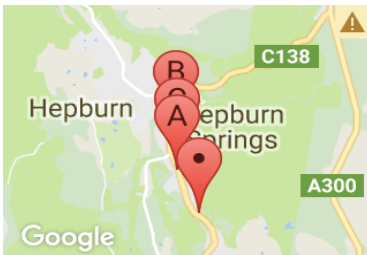
Indicative Selling Price

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

Price Range: \$490,000 to \$520,000

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DAYLESFORD, VIC, 3460

Suburb Median Sale Price (House)

\$510,000

01 January 2017 to 31 December 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.



40 MAIN RD, HEPBURN SPRINGS, VIC 3461

3 1 2

Sale Price

\$575,000

Sale Date: 18/11/2017

Distance from Property: 690m



6 CHURCH AVE, HEPBURN SPRINGS, VIC 3461

2 1 1

Sale Price

***\$495,000**

Sale Date: 13/02/2018

Distance from Property: 1.3km



11 RADIUM AVE, HEPBURN SPRINGS, VIC 3461

3 2 2

Sale Price

\$448,000

Sale Date: 12/05/2017

Distance from Property: 912m



This report has been compiled on 21/02/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - 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

45 HEPBURN ROAD, DAYLESFORD, VIC 3460

Indicative selling price

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

Price Range:

\$490,000 to \$520,000

Median sale price

Median price

\$510,000

House

X

Unit


Suburb

DAYLESFORD

Period

01 January 2017 to 31 December 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
40 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$575,000	18/11/2017
6 CHURCH AVE, HEPBURN SPRINGS, VIC 3461	*\$495,000	13/02/2018
11 RADIUM AVE, HEPBURN SPRINGS, VIC 3461	\$448,000	12/05/2017