



3 1 1

Rooms:

Property Type: House

Land Size: 709 sqm

Agent Comments

Comparable Properties



11 Fifteenth St HEPBURN 3461 (REI/VG)

Agent Comments

3 2 4

Price: \$410,000

Method: Private Sale

Date: 12/02/2017

Rooms: -

Property Type: House

Land Size: 888 sqm



38 East St DAYLESFORD 3460 (REI)

Agent Comments

3 1 2

Price: \$407,500

Method: Private Sale

Date: 21/03/2017

Rooms: 5

Property Type: House



53 Main Rd HEPBURN SPRINGS 3461 (REI/VG) Agent Comments

3 1 1

Price: \$400,000

Method: Private Sale

Date: 04/06/2016

Rooms: 4

Property Type: House (Res)

Land Size: 692 sqm

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

23a Sixteenth Street, Hepburn Springs Vic 3461

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$399,000

&

\$410,000

Median sale price

Median price

\$502,000

House

X

Suburb or locality

Hepburn Springs

Period - From

01/04/2016

to

31/03/2017

Source

REIV

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
11 Fifteenth St HEPBURN 3461	\$410,000	12/02/2017
38 East St DAYLESFORD 3460	\$407,500	21/03/2017
53 Main Rd HEPBURN SPRINGS 3461	\$400,000	04/06/2016