## hockingstuart

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

**Indicative Selling Price** \$399,000 - \$410,000 **Median House Price** Year ending March 2017: \$502,000





Property Type: House Land Size: 709 sam Agent Comments

### Comparable Properties



11 Fifteenth St HEPBURN 3461 (REI/VG)

**6** 

Price: \$410.000 Method: Private Sale Date: 12/02/2017

Rooms: -

Property Type: House Land Size: 888 sqm





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



Price: \$400,000 Method: Private Sale Date: 04/06/2016

Rooms: 4

**=** 3

Property Type: House (Res) Land Size: 692 sqm

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 21/06/2017 12:30

**Agent Comments** 

**Agent Comments** 



Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sa	le
-----------------	---------	--------	----

Address	23a Sixteenth Street, Hepburn Springs Vic 3461
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$399,000	&	\$410,000

#### Median sale price

Median price	\$502,000	H	ouse	Х	Suburb or lo	cality	Hepburn Springs	
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	1	

#### 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	



