

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

24 Main Road, Hepburn Springs Vic 3461

Indicative selling price

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

Single price

\$865,000

Median sale price

Median price

\$595,000

Property Type

House

Suburb

Hepburn Springs

Period - From

01/01/2019

to

31/12/2019

Source

REIV

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	45 West St DAYLESFORD 3460	\$870,000	02/02/2020
2	22 Orford St DAYLESFORD 3460	\$839,000	12/03/2019
3	3 Morella Ct DAYLESFORD 3460	\$822,000	18/11/2019

OR

~~**B*** 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:

11/03/2020 17:26

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Indicative Selling Price
\$865,000

Median House Price
Year ending December 2019: \$595,000



3 2 2

Property Type: House (Res)
Land Size: 827 sqm approx
Agent Comments

Comparable Properties



45 West St DAYLESFORD 3460 (REI)

Agent Comments

3 2 2

Price: \$870,000
Method: Private Sale
Date: 02/02/2020
Property Type: House
Land Size: 1326 sqm approx



22 Orford St DAYLESFORD 3460 (REI/VG)

Agent Comments

4 3 1

Price: \$839,000
Method: Private Sale
Date: 12/03/2019
Property Type: House
Land Size: 893 sqm approx

3 Morella Ct DAYLESFORD 3460 (VG)

Agent Comments

3 - -

Price: \$822,000
Method: Sale
Date: 18/11/2019
Property Type: House (Res)
Land Size: 1113 sqm approx