

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

5/207 Main Road, Hepburn Vic 3461

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Hepburn

Period - From

15/11/2018

to

14/11/2019

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 eighteen 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	19 Table Hill Rd DAYLESFORD 3460	\$1,100,000	30/04/2019
2	8 Ruthven St DAYLESFORD 3460	\$925,000	13/06/2018
3			

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 eighteen months.~~

This Statement of Information was prepared on:

15/11/2019 10:16



Property Type: House (res)

Land Size: 1514 sqm approx

Agent Comments

Comparable Properties

19 Table Hill Rd DAYLESFORD 3460 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 30/04/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7764 sqm approx



8 Ruthven St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 13/06/2018

Property Type: House

Land Size: 661 sqm approx

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 eighteen months.