

# 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

12 Radium Avenue, Hepburn Springs Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$620,000

### 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	30 Hepburn Rd DAYLESFORD 3460	\$615,000	26/11/2019
2	9 Sixth St HEPBURN SPRINGS 3461	\$610,000	21/08/2019
3	7 Stanbridge St DAYLESFORD 3460	\$587,000	18/04/2019

**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:

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**Indicative Selling Price**

\$620,000

**Median House Price**

Year ending December 2019: \$595,000



3 1 1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1008 sqm approx

Agent Comments

## Comparable Properties



**30 Hepburn Rd DAYLESFORD 3460 (REI)**

Agent Comments

3 1 2

**Price:** \$615,000

**Method:** Private Sale

**Date:** 26/11/2019

**Property Type:** House

**Land Size:** 651 sqm approx



**9 Sixth St HEPBURN SPRINGS 3461 (VG)**

Agent Comments

3 - -

**Price:** \$610,000

**Method:** Sale

**Date:** 21/08/2019

**Property Type:** House (Res)

**Land Size:** 1126 sqm approx



**7 Stanbridge St DAYLESFORD 3460 (VG)**

Agent Comments

3 - -

**Price:** \$587,000

**Method:** Sale

**Date:** 18/04/2019

**Property Type:** House (Res)

**Land Size:** 645 sqm approx