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	12 Radium Avenue, Hepburn Springs Vic 3461
Including suburb or	· · · · ·
locality and postcode	

Indicative selling price

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

Single price \$620,000

Median sale price

Median price	\$595,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/02/2020 23:19







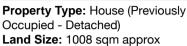
Indicative Selling Price \$620,000 **Median House Price**

Year ending December 2019: \$595,000









Agent Comments

Comparable Properties



30 Hepburn Rd DAYLESFORD 3460 (REI)





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)







Price: \$610,000 Method: Sale Date: 21/08/2019

Property Type: House (Res) Land Size: 1126 sqm approx Agent Comments

Agent Comments



7 Stanbridge St DAYLESFORD 3460 (VG)





Price: \$587.000 Method: Sale Date: 18/04/2019

Property Type: House (Res) Land Size: 645 sqm approx

Agent Comments

Account - Belle Property Daylesford | P: +61 3 5348 1700



