

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 and
postcode

19 SECOND STREET HEPBURN SPRINGS VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Hepburn Springs

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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

2 MAIN ROAD HEPBURN SPRINGS VIC 3461	\$855,000	05-Mar-22
5 SECOND STREET HEPBURN SPRINGS VIC 3461	\$897,000	08-Nov-21
10 WESTERN AVENUE HEPBURN VIC 3461	\$857,000	19-Jul-21

OR

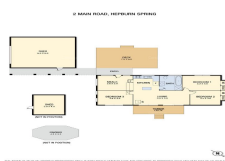
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 April 2022

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**2 MAIN ROAD HEPBURN SPRINGS
VIC 3461**

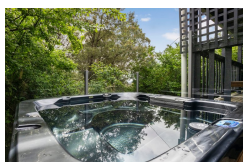
3 1 -

Sold Price

^{RS} **\$855,000** ^{UN}

Sold Date **05-Mar-22**

Distance **0.44km**



**5 SECOND STREET HEPBURN
SPRINGS VIC 3461**

3 2 4

Sold Price

\$897,000

Sold Date **08-Nov-21**

Distance **0.2km**



**10 WESTERN AVENUE HEPBURN
VIC 3461**

2 1 1

Sold Price

\$857,000

Sold Date **19-Jul-21**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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