

WE DELIVER  
RESULTS

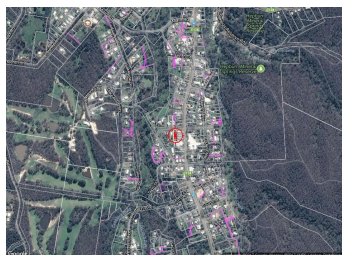
## STATEMENT OF INFORMATION

13A SEVENTH STREET, HEPBURN SPRINGS, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 13A SEVENTH STREET, HEPBURN

- - -

#### Indicative Selling Price

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

Price Range: **\$210,000 to \$220,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



### HEPBURN SPRINGS, VIC, 3461

Suburb Median Sale Price (House)

**\$500,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 121 MAIN RD, HEPBURN SPRINGS, VIC 3461

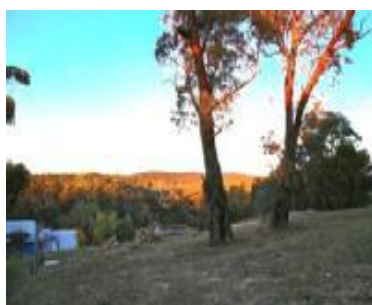
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#### Sale Price

**\*\$260,000**

Sale Date: 16/11/2017

Distance from Property: 501m



### 51 MAIN RD, HEPBURN SPRINGS, VIC 3461

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#### Sale Price

**\$187,000**

Sale Date: 01/09/2016

Distance from Property: 489m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

13A SEVENTH STREET, HEPBURN SPRINGS, VIC 3461

Indicative selling price

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Price Range:

\$210,000 to \$220,000

Median sale price

Median price

\$500,000

House

X

Unit


Suburb

HEPBURN SPRINGS

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
121 MAIN RD, HEPBURN SPRINGS, VIC 3461	*\$260,000	16/11/2017
51 MAIN RD, HEPBURN SPRINGS, VIC 3461	\$187,000	01/09/2016