

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

106 Main Road, Hepburn Springs Vic 3461

Indicative selling price

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

Single price \$1,175,000

Median sale price

Median price \$570,000

Property Type House

Suburb Hepburn Springs

Period - From 01/10/2019

to 30/09/2020

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	7 Camp St DAYLESFORD 3460	\$1,296,100	17/10/2020
2	13 Knox St DAYLESFORD 3460	\$1,045,000	30/10/2020
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:

30/11/2020 08:39

106 Main Road, Hepburn Springs Vic 3461

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Indicative Selling Price

\$1,175,000

Median House Price

Year ending September 2020: \$570,000



3 3 6

Property Type: House

Land Size: 815 sqm approx

Agent Comments

Comparable Properties



7 Camp St DAYLESFORD 3460 (REI)

Agent Comments

3 2 1

Price: \$1,296,100

Method: Private Sale

Date: 17/10/2020

Property Type: House



13 Knox St DAYLESFORD 3460 (REI)

Agent Comments

4 1 2

Price: \$1,045,000

Method: Private Sale

Date: 30/10/2020

Property Type: House

Land Size: 973 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.

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