Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 106 Main Road, 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 \$1,175,000

Median sale price

| Median price | \$570,000 | Pro | perty 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

| 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 |
|--|------------------|



Date of sale





Indicative Selling Price \$1,175,000 **Median House Price**

Year ending September 2020: \$570,000



Property Type: House Land Size: 815 sqm approx **Agent Comments**

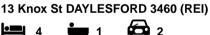
Comparable Properties



7 Camp St DAYLESFORD 3460 (REI)

Price: \$1,296,100 Date: 17/10/2020 Property Type: House

Method: Private Sale



Price: \$1,045,000 Method: Private Sale Date: 30/10/2020 Property Type: House Land Size: 973 sqm approx Agent Comments

Agent Comments

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



