

# 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

7 Wynvale Rise, Hepburn Vic 3461

### Indicative selling price

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

Single price

\$540,000

### Median sale price

Median price

\$540,000

Property Type

House

Suburb

Hepburn

Period - From

12/02/2019

to

11/02/2020

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 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
1	5 Heath Av HEPBURN 3461	\$540,000	02/12/2019
2	39 Hospital St DAYLESFORD 3460	\$535,000	07/05/2019
3	2/242 Main Rd HEPBURN 3461	\$510,000	15/12/2018

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:

12/02/2020 23:14

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**Indicative Selling Price**  
\$540,000

**Median House Price**  
12/02/2019 - 11/02/2020: \$540,000



4 2 2

**Property Type:** House (Res)  
**Land Size:** 956 sqm approx  
**Agent Comments**

## Comparable Properties



**5 Heath Av HEPBURN 3461 (REI)**

**Agent Comments**

4 2 3

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 02/12/2019  
**Property Type:** House  
**Land Size:** 802 sqm approx



**39 Hospital St DAYLESFORD 3460 (REI)**

**Agent Comments**

4 2 2

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 07/05/2019  
**Property Type:** House  
**Land Size:** 787 sqm approx



**2/242 Main Rd HEPBURN 3461 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 15/12/2018  
**Property Type:** House  
**Land Size:** 712 sqm approx