

## 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

131 Main Rd, Hepburn Springs 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 \$1,700,000

**Median sale price**

Median price \$727,500

House

X

Unit

Suburb or locality

Hepburn Springs

Period - From

01/04/2017

to

30/06/2017

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 | 16 Leggatt St DAYLESFORD 3460  | \$1,550,000 | 28/09/2016   |
| 2 | 5 Camp St DAYLESFORD 3460      | \$1,410,000 | 13/04/2017   |
| 3 | 50a Railway Cr DAYLESFORD 3460 | \$1,400,000 | 18/03/2017   |

**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.



 14  4  3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 2286 sqm approx

Agent Comments

## Comparable Properties



**16 Leggatt St DAYLESFORD 3460 (REI/VG)**

Agent Comments

 10  9  -

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 28/09/2016

**Rooms:** 23

**Property Type:** House

**Land Size:** 945 sqm approx



**5 Camp St DAYLESFORD 3460 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$1,410,000

**Method:** Private Sale

**Date:** 13/04/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 670 sqm approx



**50a Railway Cr DAYLESFORD 3460 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 30352 sqm approx