

Glenda Rozen 5348 1700 0419 562 614 grozen@hockingstuart.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	131 Main	Rd, Hepburn Springs Vic 3461
Including suburb or		
locality andpostcode		

#### Indicative selling price

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

#### Median sale price

Median price	\$727,500	Hou	ıse 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.

Add	dress 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.

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> **Indicative Selling Price** \$1,700,000 **Median House Price** June quarter 2017: \$727,500



Rooms:

Property Type: House (Res) Land Size: 2286 sqm approx

Agent Comments



### Comparable Properties



16 Leggatt St DAYLESFORD 3460 (REI/VG)

**1**0

Price: \$1,550,000 Method: Private Sale Date: 28/09/2016 Rooms: 23

Property Type: House

Land Size: 945 sqm approx



Price: \$1,410,000 Method: Private Sale Date: 13/04/2017

Rooms: 5

**二** 3

Property Type: House Land Size: 670 sqm approx

**Agent Comments** 



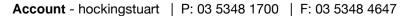
50a Railway Cr DAYLESFORD 3460 (REI/VG)

**=** 3

Price: \$1,400,000 Method: Auction Sale Date: 18/03/2017

Rooms: -Property Type: House (Res) Land Size: 30352 sqm approx Agent Comments

Agent Comments







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