Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	44 FOURTEENTH STREET HEPBURN VIC 3461
---	---------------------------------------

Indicative selling price

Ear the meaning	of thic r	rico coo	concumor vic c	iov au/undorauotina
rui ille illealillu	OI IIIIS L	JIICE SEE '	CONSUMEN.VIC.C	ov.au/underquoting

\$725,000

Median sale price

Median price	\$575,000	Property type	House	Subu	tb HEPBURN
Period	01 October 2024 to 30 September 2025		Source		pricefinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property		Price	Date of sale
	29 VINCENT ST, DAYLESFORD, VIC 3460	\$740,000	20/08/2025
	9 HEATH AVE, HEPBURN, VIC 3461	\$777,000	03/07/2024

This Statement of Information was prepared on:

30/10/2025

