

## 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 4-5 Borsa Crescent, 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 \$415,000

#### Median sale price

Median price \$510,000 House  Unit  Suburb or locality Hepburn Springs

Period - From 01/01/2017 to 31/12/2017 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	44 Fourteenth St HEPBURN 3461	\$435,000	06/09/2017
2	10 Sixth St HEPBURN SPRINGS 3461	\$415,000	26/02/2018
3	2 Hillview Rd DAYLESFORD 3460	\$380,000	27/01/2017

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.

No photo  
available for  
this property



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 410 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$415,000  
**Median House Price**  
Year ending December 2017: \$510,000

## Comparable Properties



**44 Fourteenth St HEPBURN 3461 (REI/VG)**

Agent Comments



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 06/09/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 831 sqm approx



**10 Sixth St HEPBURN SPRINGS 3461 (REI)**

Agent Comments



**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 26/02/2018  
**Rooms:** -  
**Property Type:** House



**2 Hillview Rd DAYLESFORD 3460 (REI/VG)**

Agent Comments



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 27/01/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx