

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

15 Wynvale Rise, Hepburn Vic 3461

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$425,000 House ☒ Unit ☐ Suburb or locality Hepburn

Period - From 01/10/2017 to 30/09/2018 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	25 Golf Links Rd HEPBURN 3461	\$265,000	05/09/2018
2	117 Main Rd HEPBURN SPRINGS 3461	\$260,000	11/05/2018
3	121 Main Rd HEPBURN SPRINGS 3461	\$260,000	16/11/2017

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.



N/A
 N/A
 N/A

Rooms: N/A
Property Type: Land
Land Size: 1134 sqm approx
Agent Comments

Indicative Selling Price

\$275,000

Median House Price

Year ending September 2018: \$425,000

Comparable Properties


25 Golf Links Rd HEPBURN 3461 (REI/VG)
Agent Comments

-
 -
 -

Price: \$265,000
Method: Private Sale
Date: 05/09/2018
Rooms: -
Property Type: Land
Land Size: 1067 sqm approx


117 Main Rd HEPBURN SPRINGS 3461 (VG)
Agent Comments

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Price: \$260,000
Method: Sale
Date: 11/05/2018
Rooms: -
Property Type: Land
Land Size: 963 sqm approx


121 Main Rd HEPBURN SPRINGS 3461 (REI/VG)
Agent Comments

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Price: \$260,000
Method: Private Sale
Date: 16/11/2017
Rooms: -
Property Type: Land
Land Size: 635 sqm approx