

## 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

9 Fourteenth Street, Hepburn 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 \$345,000

#### 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	1 Morris St DAYLESFORD 3460	\$365,000	26/06/2018
2	23 Hepburn Rd DAYLESFORD 3460	\$360,000	23/01/2018
3	5a Vanina St HEPBURN 3461	\$320,000	09/04/2018

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 776 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$345,000

**Median House Price**  
Year ending September 2018: \$425,000

## Comparable Properties



**1 Morris St DAYLESFORD 3460 (REI/VG)**

**Agent Comments**



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 26/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 659 sqm approx



**23 Hepburn Rd DAYLESFORD 3460 (REI)**

**Agent Comments**



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 23/01/2018  
**Rooms:** -  
**Property Type:** House (Res)



**5a Vanina St HEPBURN 3461 (REI/VG)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 09/04/2018  
**Rooms:** -  
**Property Type:** House (Res)