

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	9 Fourteenth Street, Hepburn Vic 3461
Including suburb or	•
locality andpostcode	

Indicative selling price

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

Single price	\$345,000
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Median sale price

Median price	\$425,000	Hou	ise X	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.

Ad	dress 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.

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> Indicative Selling Price \$345,000 Median House Price

Year ending September 2018: \$425,000









Property Type: House (Previously

Occupied - Detached) **Land Size:** 776 sqm approx

Agent Comments



Comparable Properties

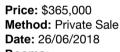








Agent Comments



Rooms: -

Property Type: House Land Size: 659 sqm approx



23 Hepburn Rd DAYLESFORD 3460 (REI)







Price: \$360,000 **Method:** Private Sale **Date:** 23/01/2018

Rooms: -

Property Type: House (Res)

Agent Comments



5a Vanina St HEPBURN 3461 (REI/VG)







Price: \$320,000 **Method:** Private Sale **Date:** 09/04/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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