

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

Indicative selling price

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

Range between &

Median sale price*

Median price Property Type Suburb

Period - From to Source

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	43 Western Av HEPBURN 3461	\$478,000	01/05/2025
2	28 Matts La COOMOORA 3461	\$470,000	06/01/2025
3			

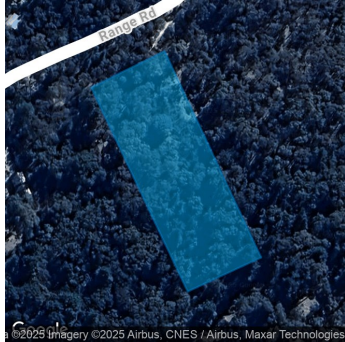
OR

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.

This Statement of Information was prepared on:

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Property Type: Land
Land Size: 3910 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$465,000 - \$495,000
No median price available

Comparable Properties



43 Western Av HEPBURN 3461 (VG)

[Agent Comments](#)



Price: \$478,000
Method: Sale
Date: 01/05/2025
Property Type: Hobby Farm < 20 ha
Land Size: 4207 sqm approx



28 Matts La COOMOORA 3461 (REI/VG)

[Agent Comments](#)



Price: \$470,000
Method: Private Sale
Date: 06/01/2025
Property Type: Land
Land Size: 4993 sqm approx

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.

Account - Jellis Craig | P: 03 9989 2525