

WE DELIVER RESULTS

STATEMENT OF INFORMATION

45 WESTERN AVENUE, HEPBURN, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 WESTERN AVENUE, HEPBURN, VIC

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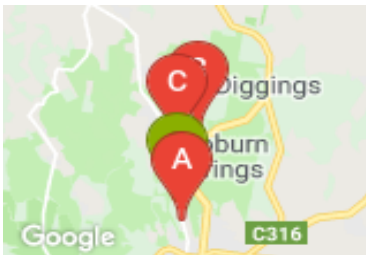
Indicative Selling Price

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

Single Price: \$420,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



HEPBURN, VIC, 3461

Suburb Median Sale Price (House)

\$445,000

01 October 2017 to 30 September 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



9 WEST ST, DAYLESFORD, VIC 3460

- - -

Sale Price

\$375,000

Sale Date: 11/06/2018

Distance from Property: 558m



4 FOREST AVE, HEPBURN SPRINGS, VIC 3461

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Sale Price

\$375,000

Sale Date: 22/06/2018

Distance from Property: 2.1km



3 LAKESIDE DR, HEPBURN, VIC 3461

- - -

Sale Price

***\$410,000**

Sale Date: 04/09/2018

Distance from Property: 1.7km



This report has been compiled on 12/12/2018 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

45 WESTERN AVENUE, HEPBURN, VIC 3461

Indicative selling price

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

Single Price: \$420,000

Median sale price

Median price \$445,000

House

Unit

Suburb HEPBURN

Period 01 October 2017 to 30 September 2018

Source 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
9 WEST ST, DAYLESFORD, VIC 3460	\$375,000	11/06/2018
4 FOREST AVE, HEPBURN SPRINGS, VIC 3461	\$375,000	22/06/2018
3 LAKESIDE DR, HEPBURN, VIC 3461	*\$410,000	04/09/2018