

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

Property of	fered	for	sale
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Address	17 Church Avenue, Hepburn Springs Vic 3461
Including suburb or	· · · · · · · · · · · · · · · · · · ·
locality andpostcode	

#### Indicative selling price

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

Single price	\$595,000
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#### Median sale price

Median price	\$541,250	Hou	ise X	Unit		Suburb or locality	Hepburn Springs
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	103 Raglan St DAYLESFORD 3460	\$595,000	20/08/2018
2	5 Harts La DAYLESFORD 3460	\$550,000	20/03/2018
3	10 Hill St DAYLESFORD 3460	\$530,000	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** \$595,000 **Median House Price** 

Year ending September 2018: \$541,250



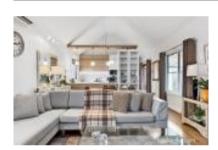


Rooms:

Property Type: House Land Size: 945 sqm approx

**Agent Comments** 

### Comparable Properties



103 Raglan St DAYLESFORD 3460 (REI/VG)

Price: \$595,000 Method: Private Sale Date: 20/08/2018

Rooms: -

Property Type: House (Res) Land Size: 473 sqm approx

5 Harts La DAYLESFORD 3460 (REI/VG)





Price: \$550,000 Method: Private Sale Date: 20/03/2018

Rooms: -

Property Type: House Land Size: 690 sqm approx

10 Hill St DAYLESFORD 3460 (REI/VG)





Price: \$530,000 Method: Private Sale **Date:** 09/04/2018

Rooms: -

Property Type: House (Res) Land Size: 710 sqm approx

**-**2





Agent Comments

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