

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

17 Church Avenue, Hepburn Springs Vic 3461

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$541,250 House ☒ 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.

	Address 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.



2 1 0

Rooms:

Property Type: House

Land Size: 945 sqm approx

Agent Comments

Comparable Properties



103 Raglan St DAYLESFORD 3460 (REI/VG)

Agent Comments

2 1 1

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)

Agent Comments

2 1 1

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)

Agent Comments

2 1 -

Price: \$530,000

Method: Private Sale

Date: 09/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 710 sqm approx