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Statement of Information

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

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 andpostcode

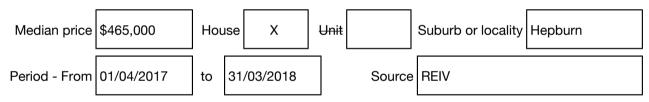
6 165 Main Road, Hepburn Vic 3461 r 9

Indicative selling price

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

Single price \$495,000

Median sale price



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	16 Tenth St HEPBURN SPRINGS 3461	\$490,000	21/12/2017
2	44 Frazer St DAYLESFORD 3460	\$470,000	11/08/2017
3	44 Fourteenth St HEPBURN 3461	\$435,000	06/09/2017

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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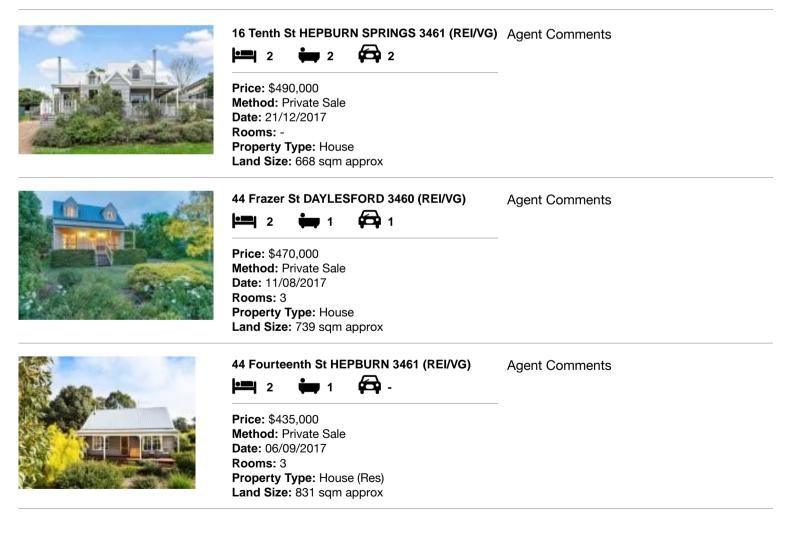




Rooms: Property Type: House Agent Comments Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Indicative Selling Price \$495,000 Median House Price Year ending March 2018: \$465,000

Comparable Properties



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