

## 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

165 Main Road, Hepburn Vic 3461

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$495,000

#### Median sale price

Median price \$465,000 House  Unit  Suburb or locality Hepburn

Period - From 01/04/2017 to 31/03/2018 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	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.

**Indicative Selling Price**  
\$495,000

**Median House Price**  
Year ending March 2018: \$465,000



**Rooms:**  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**16 Tenth St HEPBURN SPRINGS 3461 (REI/VG)** **Agent Comments**



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 21/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 668 sqm approx



**44 Frazer St DAYLESFORD 3460 (REI/VG)** **Agent Comments**



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 11/08/2017  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 739 sqm approx



**44 Fourteenth St HEPBURN 3461 (REI/VG)** **Agent Comments**



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 06/09/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 831 sqm approx