Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

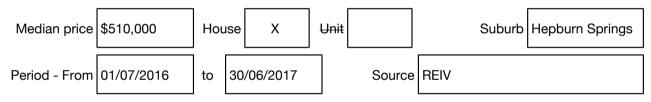
3 fifth, Hepburn Springs Vic 3461

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 two kilometres of the property for sale in the last six 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	19 Church Av HEPBURN SPRINGS 3461	\$480,000	01/04/2017
2	120 Main Rd HEPBURN SPRINGS 3461	\$455,000	05/12/2016
3	11 Radium Av HEPBURN SPRINGS 3461	\$448,000	01/06/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart

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Rooms: Property Type: House Land Size: 613 sqm approx Agent Comments

Glenda Rozen 5348 1700 0419 562 614 grozen@hockingstuart.com.au

Indicative Selling Price \$495,000 **Median House Price** Year ending June 2017: \$510,000

Comparable Properties





19 Church Av HEPBURN SPRINGS 3461 (VG) Agent Comments



Price: \$480,000 Method: Sale Date: 01/04/2017 Rooms: -Property Type: House (Res) Land Size: 481 sqm approx

120 Main Rd HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments





Price: \$455,000 Method: Private Sale Date: 05/12/2016 Rooms: 3 Property Type: House Land Size: 1000 sqm approx



11 Radium Av HEPBURN SPRINGS 3461 (REI) Agent Comments



Price: \$448,000 Method: Private Sale Date: 01/06/2017 Rooms: 4 Property Type: House (Res)

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