

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

Median price	\$510,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Hepburn Springs
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

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.~~



Rooms:

Property Type: House

Land Size: 613 sqm approx

Agent Comments

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)