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**Indicative Selling Price**

\$680,000

**Median House Price**

Year ending March 2017: \$502,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**7 Western Av HEPBURN SPRINGS 3461 (REI)**

**Agent Comments**



**Price:** \$675,000

**Method:** Private Sale

**Date:** 23/06/2016

**Rooms:** 10

**Property Type:** House



**36 West St DAYLESFORD 3460 (VG)**

**Agent Comments**



**Price:** \$670,000

**Method:** Sale

**Date:** 21/09/2016

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1677 sqm



**1 Seventh St HEPBURN SPRINGS 3461 (REI)**

**Agent Comments**



**Price:** \$620,000

**Method:** Private Sale

**Date:** 24/06/2016

**Rooms:** 6

**Property Type:** House (Res)

## 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

8 Western Avenue, Hepburn Springs 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 \$680,000

#### Median sale price

Median price \$502,000

House X

Suburb or locality Hepburn Springs

Period - From 01/04/2016

to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
7 Western Av HEPBURN SPRINGS 3461	\$675,000	23/06/2016
36 West St DAYLESFORD 3460	\$670,000	21/09/2016
1 Seventh St HEPBURN SPRINGS 3461	\$620,000	24/06/2016