## hockingstuart





Rooms: Property Type: Agent Comments Glenda Rozen 5348 1700 0419 562 614 grozen@hockingstuart.com.au

Indicative Selling Price \$680,000 Median House Price Year ending March 2017: \$502,000

### 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) Ac



Price: \$620,000 Method: Private Sale Date: 24/06/2016 Rooms: 6 Property Type: House (Res) Agent Comments

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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 andpostcode

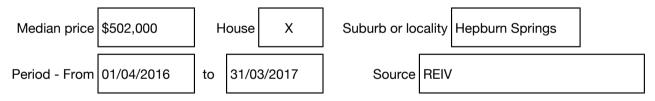
Address 8 Western Avenue, Hepburn Springs Vic 3461

#### Indicative selling price

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

Single price \$680,000

#### Median sale price



#### **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

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