

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 and
postcode

21 SPA AVENUE HEPBURN VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

House

Suburb

Hepburn

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 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

13 SIXTEENTH STREET HEPBURN VIC 3461	\$745,000	17-Jan-24
46 FOURTEENTH STREET HEPBURN VIC 3461	\$800,000	12-Dec-22
7 FOURTH STREET HEPBURN SPRINGS VIC 3461	\$825,000	21-Jul-23

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 18 months.~~

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**13 SIXTEENTH STREET HEPBURN
VIC 3461**

3 2 4

Sold Price

^{RS} **\$745,000**

Sold Date

17-Jan-24

Distance

0.67km



**46 FOURTEENTH STREET
HEPBURN VIC 3461**

3 3 4

Sold Price

\$800,000

Sold Date

12-Dec-22

Distance

0.53km



**7 FOURTH STREET HEPBURN
SPRINGS VIC 3461**

3 1 1

Sold Price

\$825,000

Sold Date

21-Jul-23

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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