

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

42A Main Road, Hepburn Springs Vic 3461

Indicative selling price

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

Range between

\$365,000

&

\$395,000

Median sale price*

Median price

Property Type

Suburb

Hepburn Springs

Period - From

to

Source

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 |
|---|----------------------------------|-----------|--------------|
| 1 | 53 Jamieson St DAYLESFORD 3460 | \$395,000 | 25/01/2024 |
| 2 | 21a Stanley St DAYLESFORD 3460 | \$350,000 | 02/03/2024 |
| 3 | 51c Main Rd HEPBURN SPRINGS 3461 | \$319,000 | 26/05/2024 |

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.~~

This Statement of Information was prepared on:

17/06/2024 10:57

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Residential Land

Land Size: 921 sqm approx

Agent Comments

Comparable Properties



53 Jamieson St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 25/01/2024

Property Type: Land

Land Size: 539 sqm approx



21a Stanley St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 02/03/2024

Property Type: Land

Land Size: 677 sqm approx



51c Main Rd HEPBURN SPRINGS 3461 (REI)

Agent Comments



Price: \$319,000

Method: Private Sale

Date: 26/05/2024

Property Type: Land

Land Size: 885 sqm approx