

## 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

5 SWISS MOUNT 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) (\*Delete single price or range as applicable)

Single Price

\$1,085,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Hepburn Springs

Period-from

01 Oct 2022

to

30 Sep 2023

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

85 STANBRIDGE STREET DAYLESFORD VIC 3460	1185000	07-Jul-23
5 ELSBETH COURT DAYLESFORD VIC 3460	1000000	26-Jul-23
3 FRAME AVENUE HEPBURN VIC 3461	1150000	08-Sep-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.~~

This Statement of Information was prepared on: 11 October 2023



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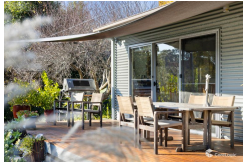


**85 STANBRIDGE STREET  
DAYLESFORD VIC 3460**

3 2 3

Sold Price **1185000** Sold Date **07-Jul-23**

Distance -



**5 ELSBETH COURT DAYLESFORD  
VIC 3460**

3 2 2

Sold Price <sup>RS</sup> **1000000** Sold Date **26-Jul-23**

Distance -



**3 FRAME AVENUE HEPBURN VIC  
3461**

3 2 2

Sold Price <sup>RS</sup> **1150000** Sold Date **08-Sep-23**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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