## 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

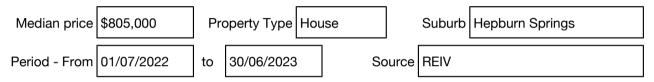
6 Mineral Springs Crescent, Hepburn Springs Vic 3461

#### Indicative selling price

| For the meaning of this |  |  |
|-------------------------|--|--|
|                         |  |  |
|                         |  |  |
|                         |  |  |
|                         |  |  |

Single price \$1,085,000

#### Median sale price



#### 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                              | 3 Camp St DAYLESFORD 3460       | \$1,150,000 | 20/03/2023   |
| 2                              | 12 Grenville St DAYLESFORD 3460 | \$1,085,000 | 11/11/2022   |
| 3                              | 47 Frazer St DAYLESFORD 3460    | \$980,000   | 12/04/2023   |

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:

14/09/2023 15:00



### 6 Mineral Springs Crescent, Hepburn Springs Vic 3461



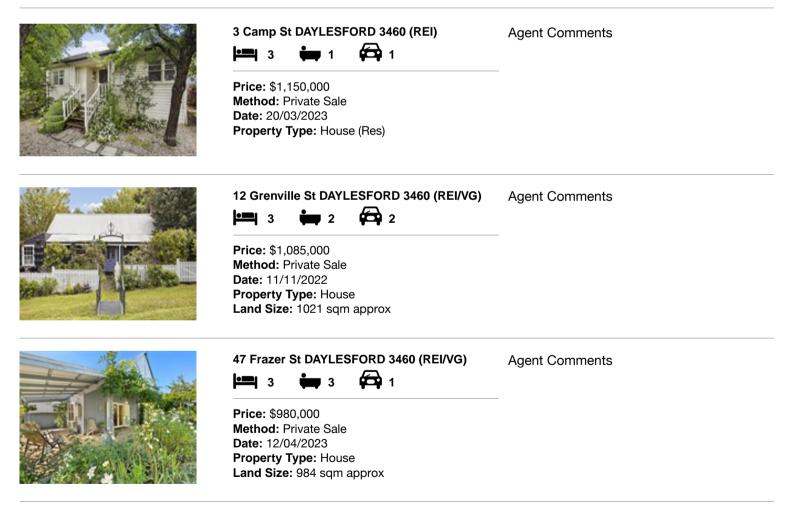




**Property Type:** House (Res) **Land Size:** 790 sqm approx Agent Comments Gary Cooke 03 9989 2525 0409 003 356 garycooke@jelliscraig.com.au

Indicative Selling Price \$1,085,000 Median House Price Year ending June 2023: \$805,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9989 2525

propertydata



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