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

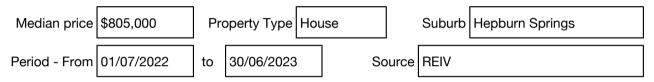
6 Mineral Springs Crescent, Hepburn Springs Vic 3461

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



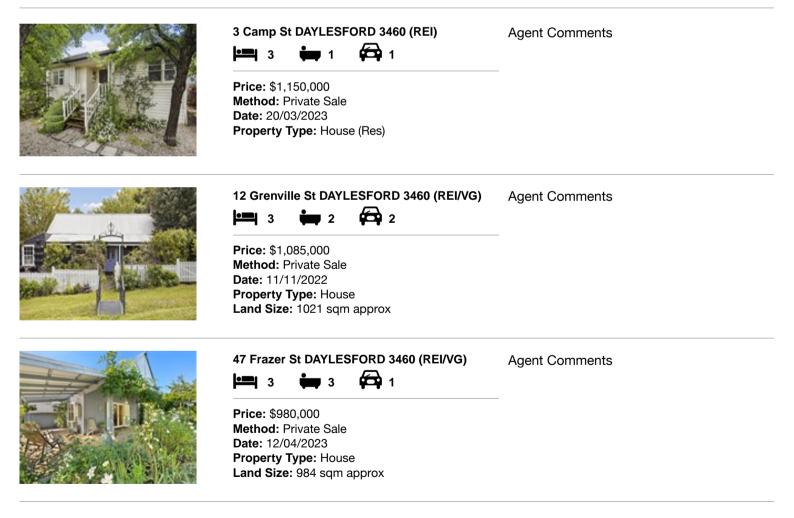




Property Type: House (Res) **Land Size:** 790 sqm approx Agent Comments Gary Cooke 03 9989 2525 0409 003 356 garycooke@jelliscraig.com.au

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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