

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 price see consumer.vic.gov.au/underquoting

Single price \$1,085,000

Median sale price

Median price \$805,000 Property Type House Suburb Hepburn Springs

Period - From 01/07/2022 to 30/06/2023 Source REIV

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

Gary Cooke

03 9989 2525

0409 003 356

garycooke@jellisrcraig.com.au

Indicative Selling Price

\$1,085,000

Median House Price

Year ending June 2023: \$805,000



Property Type: House (Res)

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



3 Camp St DAYLESFORD 3460 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 20/03/2023

Property Type: House (Res)



12 Grenville St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Private Sale

Date: 11/11/2022

Property Type: House

Land Size: 1021 sqm approx



47 Frazer St DAYLESFORD 3460 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 12/04/2023

Property Type: House

Land Size: 984 sqm approx

Account - Jellis Craig | P: 03 9989 2525