

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

9 Heath Avenue, Hepburn Vic 3461

Indicative selling price

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

Range between \$825,000 & \$845,000

Median sale price

Median price \$737,500 Property Type House Suburb Hepburn

Period - From 23/09/2022 to 22/09/2023 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	7 Fourth St HEPBURN SPRINGS 3461	\$825,000	27/07/2023
2	46 Fourteenth St HEPBURN 3461	\$800,000	08/12/2022
3	25 Second St HEPBURN SPRINGS 3461	\$790,000	10/07/2023

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:

23/09/2023 10:19



 2
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  1

Property Type: House (Res)

Land Size: 814 sqm approx

Agent Comments

Ducted Heating, 2nd outdoor bathroom, separate studio

Indicative Selling Price

\$825,000 - \$845,000

Median House Price

23/09/2022 - 22/09/2023: \$737,500

Comparable Properties



7 Fourth St HEPBURN SPRINGS 3461 (REI/VG) **Agent Comments**

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  1

Price: \$825,000

Method: Private Sale

Date: 27/07/2023

Property Type: House (Res)

Land Size: 941 sqm approx



46 Fourteenth St HEPBURN 3461 (REI/VG) **Agent Comments**

 4
  3
  2

Price: \$800,000

Method: Private Sale

Date: 08/12/2022

Property Type: House

Land Size: 800 sqm approx



25 Second St HEPBURN SPRINGS 3461 (REI/VG) **Agent Comments**

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  -

Price: \$790,000

Method: Private Sale

Date: 10/07/2023

Property Type: House

Land Size: 864 sqm approx

Account - Jellis Craig | P: 03 9989 2525



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