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	50 MAIN ROAD HEPBURN SPRINGS VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,175,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$807,500	Property type	House	Suburb	Hepburn Springs
Period-from	01 Jul 2023	to	30 Jun 2024	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
15 BRIDPORT STREET DAYLESFORD VIC 3460	$1,160,000	10-Jul-24
57 RAGLAN STREET DAYLESFORD VIC 3460	$1,100,000	03-Apr-24
110 MAIN ROAD HEPBURN SPRINGS VIC 3461	$1,495,000	10-Jan-24

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: 18 July 2024

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15 BRIDPORT STREET DAYLESFORD VIC 3460

2 2 -

Sold Price RS $1,160,000 Sold Date 10-Jul-24

Distance 2.44km

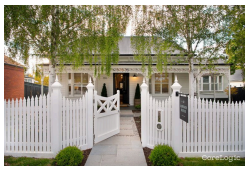


57 RAGLAN STREET DAYLESFORD VIC 3460

4 3 2

Sold Price RS $1,100,000 Sold Date 03-Apr-24

Distance 2.34km



110 MAIN ROAD HEPBURN SPRINGS VIC 3461

4 3 4

Sold Price $1,495,000 Sold Date 10-Jan-24

Distance 0.62km

RS = Recent sale **UN** = Undisclosed Sale

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