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	28 Lone Pine Avenue, Hepburn Springs Vic 3461

Indicative selling price

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

Range between $39,900 & $42,900

Median sale price

Median price $322,500 Property Type Vacant land Suburb Hepburn Springs

Period - From 28/10/2020 to 27/10/2021 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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on: 28/10/2021 22:18

28 Lone Pine Avenue, Hepburn Springs Vic 3461

Christine Lewis
+61 3 5348 1700
+61 431 853 727
christine.lewis@belleproperty.com



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Property Type: Land
Land Size: 3158 sqm approx

Agent Comments

Indicative Selling Price
$39,900 - $42,900
Median Land Price
28/10/2020 - 27/10/2021: $322,500

Comparable Properties

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 eighteen months.

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