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	7 FOURTH STREET 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	$835,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$907,750	Property type	House	Suburb	Hepburn Springs
Period-from	01 Jun 2022	to	31 May 2023	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
53 MAIN ROAD HEPBURN SPRINGS VIC 3461	$890,500	11-Jul-22
17 HEPBURN ROAD DAYLESFORD VIC 3460	$899,000	20-Apr-23
10 BORSA CRESCENT HEPBURN SPRINGS VIC 3461	$965,100	03-Aug-22

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: 28 June 2023

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53 MAIN ROAD HEPBURN SPRINGS VIC 3461

3 2 2

Sold Price **$890,500** Sold Date **11-Jul-22**

Distance **0.03km**



17 HEPBURN ROAD DAYLESFORD VIC 3460

3 2 4

Sold Price RS **$899,000** Sold Date **20-Apr-23**

Distance **1.14km**



10 BORSA CRESCENT HEPBURN SPRINGS VIC 3461

3 2 2

Sold Price **$965,100** Sold Date **03-Aug-22**

Distance **0.31km**

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

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