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	1/242 MAIN ROAD HEPBURN 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	$699,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	House	Suburb	Hepburn
Period-from	01 Dec 2022	to	30 Nov 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
203 MAIN ROAD HEPBURN VIC 3461	$750,000	30-Jan-23
230 MAIN ROAD HEPBURN VIC 3461	$875,000	28-Apr-22
26 MAIN ROAD HEPBURN SPRINGS VIC 3461	$1,039,999	30-Jun-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: 29 December 2023

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203 MAIN ROAD HEPBURN VIC 3461

3 1 1

Sold Price **$750,000** Sold Date **30-Jan-23**

Distance **0.31km**



230 MAIN ROAD HEPBURN VIC 3461

3 2 2

Sold Price **$875,000** Sold Date **28-Apr-22**

Distance **0.19km**



26 MAIN ROAD HEPBURN SPRINGS VIC 3461

2 2 4

Sold Price **$1,039,999** Sold Date **30-Jun-22**

Distance **2.52km**

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

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