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Statement of Information

Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

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 andpostcode

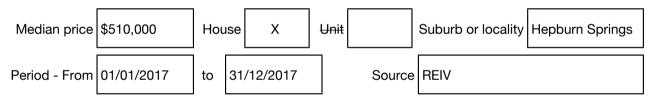
1-5 Borsa Crescent, Hepburn Springs Vic 3461

Indicative selling price

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

Single price \$390,000

Median sale price



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	44 Fourteenth St HEPBURN 3461	\$435,000	06/09/2017
2	10 Sixth St HEPBURN SPRINGS 3461	\$415,000	26/02/2018
3	2 Hillview Rd DAYLESFORD 3460	\$380,000	27/01/2017

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.

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propertydata

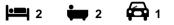
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: House Land Size: 385 sqm approx Agent Comments Nathan Skewes 5348 1700 0439 322 630 nskewes@hockingstuart.com.au

Indicative Selling Price \$390,000 Median House Price Year ending December 2017: \$510,000

Comparable Properties

44 Fourteenth St HEPBURN 3461 (REI/VG) 2 1 2 Price: \$435,000 Method: Private Sale Date: 06/09/2017 Rooms: 3 Property Type: House (Res) Land Size: 831 sqm approx	Agent Comments
10 Sixth St HEPBURN SPRINGS 3461 (REI) 2 1 2 2 Price: \$415,000 Method: Private Sale Date: 26/02/2018 Rooms: - Property Type: House	Agent Comments
2 Hillview Rd DAYLESFORD 3460 (REI/VG) 2 1 1 1 1 Price: \$380,000 Method: Private Sale Date: 27/01/2017 Rooms: 3 Property Type: House (Res) Land Size: 715 sqm approx	Agent Comments

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