

# 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

1655 Hepburn-newstead Road, Clydesdale Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$799,000

### Median sale price\*

Median price \$470,000

Property Type House

Suburb Clydesdale

Period - From 09/01/2020

to 09/01/2021

Source Pricfinder

### 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
1	150 Jones And Reeces Rd CLYDESDALE 3461	\$820,000	22/11/2019
2	145 Locarno Rd CLYDESDALE 3461	\$690,000	06/09/2019
3	174 Jones And Reeces Rd CLYDESDALE 3461	\$626,000	04/11/2019

**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:

09/01/2021 14:23

1655 Hepburn-newstead Road, Clydesdale Vic 3461



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000

**Median House Price \***  
09/01/2020 - 09/01/2021: \$470,000  
\* Agent calculated median

## Comparable Properties



**150 Jones And Reeces Rd CLYDESDALE 3461** Agent Comments  
(VG)



**Price:** \$820,000  
**Method:** Sale  
**Date:** 22/11/2019  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 137600 sqm approx



**145 Locarno Rd CLYDESDALE 3461 (REI/VG)** Agent Comments



**Price:** \$690,000  
**Method:** Sale by Tender  
**Date:** 06/09/2019  
**Property Type:** House  
**Land Size:** 80937 sqm approx



**174 Jones And Reeces Rd CLYDESDALE 3461** Agent Comments  
(VG)



**Price:** \$626,000  
**Method:** Sale  
**Date:** 04/11/2019  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 57850 sqm approx

**Account -** Stockdale & Leggo Daylesford | P: 03 53482766 | F: 03 53481162



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.