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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

15 Roscommon Place Herne Hill VIC 3218

3 1 2

Indicative Selling Price

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

Range between $560,000 & $610,000

Median Sale Price

$537,000 Houses in Herne hill between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



8 Knight Avenue Herne Hill VIC 3218

2 1 4

Sold Price **$600,000** Sold Date **28-Feb-18**

Distance **0.15km**



128 Minerva Road Manifold Heights VIC 3218

3 2 2

Sold Price Sold Date **16-Dec-17**

Distance **0.21km**



6 Perry Court Herne Hill VIC 3218

3 1 1

Sold Price **$580,000** Sold Date **07-Apr-18**

Distance **0.39km**

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