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: 2/13 Fraser Street, Herne Hill, VIC 3218

Indicative selling price

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

Single price: $495,000 or range between: _____ & _____

Median sale price

Median price: $ 293,145 Property type: Unit Suburb: HERNE HILL

Period - From: 13/01/2019 to: 13/07/2020 Source: CoreLogic

Comparable property sales

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 3 Glenfine Avenue Hamlyn Heights	$485,000	16/06/2020
2 2/126 Mccurdy Road Herne Hill	$490,000	10/01/2020
3 2a Belcher Street Hamlyn Heights	$495,000	07/01/2020

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: 13/07/2020