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	5 Joyce Parade, Herne Hill, VIC 3218

Indicative selling price

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

Single price		or range between	$1,250,000	&	$1,300,000

Median sale price

Median price	$ 760,000	Property type	House	Suburb	HERNE HILL
Period - From	09/06/2022	to	08/06/2023	Source	core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

	Address of comparable property	Price	Date of sale
1	24 Calvert Street Hamlyn Heights Vic 3215	$1,260,000	2022-11-09
2	34 Sydenham Avenue Manifold Heights Vic 3218	$1,240,000	2022-12-10
3	43 Strachan Avenue Manifold Heights Vic 3218	$1,300,000	2022-03-05

This Statement of Information was prepared on: 09/06/2023

CONSUMER AFFAIRS VICTORIA