# 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<br>Including suburb and postcode | 1A Grace Court, Herne Hill, VIC 3218 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $595,000 | & | $650,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 752,500 | Property type | House | Suburb | HERNE HILL |
| Period - From | 24/01/2023 | to | 23/01/2024 | Source | core_logic |

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 56 Drysdale Avenue Hamlyn Heights Vic 3215 | $630,000 | 2023-11-22 |
| 2 | 10 Karoomba Avenue Herne Hill Vic 3218 | $620,000 | 2023-11-13 |
| 3 | 18 Macarthur Avenue Hamlyn Heights Vic 3215 | $605,000 | 2022-09-19 |

This Statement of Information was prepared on: 24/01/2024

CONSUMER AFFAIRS VICTORIA