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	3 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	$799,000	&	$849,000

Median sale price

Median price	$ 663,000	Property type	House	Suburb	HERNE HILL
Period - From	13/03/2020	to	13/09/2021	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	7 Pride Avenue Hamlyn Heights Vic 3215	$810,000	2021-06-19
2	31 Arthur Street Hamlyn Heights Vic 3215	$791,000	2021-06-26
3	57 Graylea Avenue Herne Hill Vic 3218	$815,000	2021-05-22

This Statement of Information was prepared on: 13/09/2021

CONSUMER AFFAIRS VICTORIA