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	8/35-37 Fraser Street, Herne Hill, VIC 3218

Indicative selling price

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

Range between $349,000 & $379,000

Median sale price

Median price 375,000 Property Type Unit Suburb HERNE HILL

Period - From 03/06/2023 to 02/12/2024 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	2/3 Matlock Street Herne Hill Vic 3218	$390,000	2024-09-09
2	2/16 Stafford Street Herne Hill Vic 3218	$335,000	2024-01-30
3	2/30 Matlock Street Herne Hill Vic 3218	$380,000	2023-10-09

This Statement of Information was prepared on: 03/12/2024