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 or locality and postcode	2 Heytesbury Street, Herne Hill Vic 3218

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $686,500 Property Type House Suburb Herne Hill

Period - From 29/10/2023 to 28/10/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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	37 Kedleston Rd HERNE HILL 3218	$570,000	27/04/2024
2	31 Heytesbury St HERNE HILL 3218	$600,000	20/04/2024
3	9 Bakewell St HERNE HILL 3218	$600,000	17/01/2024

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: 29/10/2024 15:16

2 Heytesbury Street, Herne Hill Vic 3218



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 574 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median House Price
29/10/2023 - 28/10/2024: $686,500

Comparable Properties

37 Kedleston Rd HERNE HILL 3218 (VG)

3 - -

Price: $570,000
Method: Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments



31 Heytesbury St HERNE HILL 3218 (REI/VG)

3 1 2

Price: $600,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 458 sqm approx

Agent Comments



9 Bakewell St HERNE HILL 3218 (REI/VG)

3 1 2

Price: $600,000
Method: Private Sale
Date: 17/01/2024
Property Type: House
Land Size: 609 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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