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	5/127 Minerva Road, Herne Hill, VIC 3218

Indicative selling price

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

Range between $350,000 & $380,000

Median sale price

Median price $710,000 Property Type House Suburb HERNE HILL

Period - From 05/05/2023 to 04/11/2024 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 2/30 Matlock Street Herne Hill Vic 3218	$380,000	2023-10-09
2 2/3 Colville Court Herne Hill Vic 3218	$350,000	2024-01-20
3 3/28-30 Mccurdy Road Herne Hill Vic 3218	$375,000	2024-04-26

This Statement of Information was prepared on: 05/11/2024