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	4/29 Knight Avenue, Herne Hill VIC 3218

Indicative selling price

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

Range between $290,000 & $319,000

Median sale price

Median price $347,500 Property Type Unit Suburb Herne Hill

Period - From 22/07/2024 to 21/01/2025 Source price_finder

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

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 eighteen months.

Address of comparable property	Price	Date of sale
3/26 Wirksworth Street Herne Hill VIC	$335,000	29/10/2024
3/20 Heytesbury Street Herne Hill VIC	$310,000	13/12/2024
8/75 Heytesbury Street Herne Hill VIC	$275,000	14/11/2024

This Statement of Information was prepared on: 23/01/2025