

RT Edgar

STATEMENT OF INFORMATION

17 August 2017

Property offered for sale

19 Kedleston Road, Herne Hill, VIC

Indicative selling price

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

Range
between \$500,000 & \$550,000

Median sale price

Median price	\$447,500	House	X	Unit	Suburb or locality	Herne Hill
Period - From	01/04/2017	to	30/06/2017	Source	Property Data	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6 Hilltop Street, Herne Hill	\$587,500	27/05/2017
2 39 Lascelles Avenue, Manifold Heights	\$567,000	03/12/2016
3 32 Buxton Road, Herne Hill	\$532,000	22/07/2017

