



vanders

Real Estate

STATEMENT OF INFORMATION

1/67 HEYTESBURY STREET, HERNE HILL, VIC 3218

PREPARED BY VANDERS REAL ESTATE, 152A HIGH STREET BELMONT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



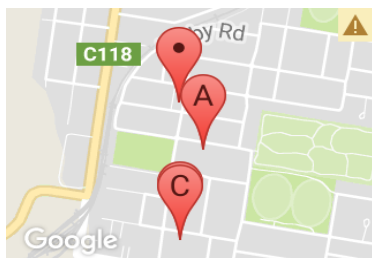
1/67 HEYTESBURY STREET, HERNE HILL,  1  1  1

Indicative Selling Price

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

Price Range: \$199,000 to \$219,000

MEDIAN SALE PRICE



HERNE HILL, VIC, 3218

Suburb Median Sale Price (Unit)

\$249,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2/15 BUXTON RD, HERNE HILL, VIC 3218

 1  1  1

Sale Price

***\$200,000**

Sale Date: 09/10/2017

Distance from Property: 184m



1/35 FRASER ST, HERNE HILL, VIC 3218

 2  1  2

Sale Price

***\$227,500**

Sale Date: 04/09/2017

Distance from Property: 482m



2/35 FRASER ST, HERNE HILL, VIC 3218

 2  1  1

Sale Price

\$230,000

Sale Date: 23/08/2017

Distance from Property: 492m



This report has been compiled on 29/11/2017 by Vanders Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/67 HEYTESBURY STREET, HERNE HILL, VIC 3218

Indicative selling price

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

Price Range:

\$199,000 to \$219,000

Median sale price

Median price

\$249,500

House

Unit

X

Suburb

HERNE HILL

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
2/15 BUXTON RD, HERNE HILL, VIC 3218	*\$200,000	09/10/2017
1/35 FRASER ST, HERNE HILL, VIC 3218	*\$227,500	04/09/2017
2/35 FRASER ST, HERNE HILL, VIC 3218	\$230,000	23/08/2017