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## House Offered for Sale

3 Derby Road Herne Hill VIC 3218

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$520,000

## Median Sale Price

\$405,500 Houses in Herne Hill between Jul 2016 - Jun 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**80 McCurdy Road Herne Hill VIC 3218**

 3  1  2

Sold Price **\$530,000** Sold Date **08-Jul-17**

Distance **0.23km**



**57 Heytesbury Street Herne Hill VIC 3218**

 3  1  1

Sold Price **\$500,000** Sold Date **25-Feb-17**

Distance **0.16km**



**25 Knight Avenue Herne Hill VIC 3218**

 3  1  1

Sold Price **\$482,500** Sold Date **27-Mar-17**

Distance **0.67km**

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