

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

14 Dundas Street, Herne Hill

Indicative selling price

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

Between \$389,000 & \$409,000

Median sale price

Median price

\$540,000

*House



*Unit

Suburb or
locality

Herne Hill

Period - From 01 July 2018 to 30 June 2019

Source Pricfinder.com.au

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 |
|--------------------------------|-----------|--------------|
| 1 Stafford Street, Herne Hill | \$425,000 | 18 Sept 18 |
| 134 McCurdy Rd, Herne Hill | \$419,000 | 25 July 18 |
| 9 Dundas Street, Herne Hill | \$416,000 | 12 March 18 |