

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

16 FRASER STREET HERNE HILL VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Herne Hill

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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

A* 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

385 AUTUMN STREET NEWTOWN VIC 3220	\$833,500	15-Mar-22
42 SALISBURY CIRCUIT FYANSFORD VIC 3218	\$940,000	19-Mar-22
74 SHANNON AVENUE GEELONG WEST VIC 3218	\$975,000	25-Aug-22

OR

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 18 months.

This Statement of Information was prepared on: 24 October 2022



385 AUTUMN STREET NEWTOWN VIC 3220

Sold Price

\$833,500

Sold Date

15-Mar-22



3



2



2

Distance

0.19km



42 SALISBURY CIRCUIT FYANSFORD VIC 3218

Sold Price

\$940,000

Sold Date

19-Mar-22



3



2



2

Distance

0.96km



74 SHANNON AVENUE GEELONG WEST VIC 3218

Sold Price

^{RS} **\$975,000**

Sold Date

25-Aug-22



3



2



2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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