



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**19 Derby Road,  
HERNE HILL 3218**

### Indicative selling price

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

**Range \$495,000 - \$520,000**

### Median sale price

Median **House** for **HERNE HILL** for period **Jun 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$531,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**20 Maurice Street,**  
Herne Hill 3218

**Price \$511,000** Sold 17  
February 2018

**3 Cole Street,**  
Herne Hill 3218

**Price \$541,000** Sold 10  
February 2018

**16 McCurdy Road,**  
Herne Hill 3218

**Price \$545,000** Sold 04  
January 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



1 baths



2 parking

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



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