

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

1/32 MATLOCK 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Herne Hill

Period-from

01 Mar 2021

to

28 Feb 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

2/32 MATLOCK STREET HERNE HILL VIC 3218	\$440,499	30-Mar-21
1/3 COLVILLE COURT HERNE HILL VIC 3218	\$452,000	03-Jul-21
1/40 TAHARA STREET HAMLYN HEIGHTS VIC 3215	\$487,000	04-Nov-21

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: 31 March 2022



2/32 MATLOCK STREET HERNE HILL VIC 3218

2
 1
 1

Sold Price

\$440,499

Sold Date

30-Mar-21

Distance

0.01km

1/3 COLVILLE COURT HERNE HILL VIC 3218

2
 1
 1

Sold Price

\$452,000

Sold Date

03-Jul-21

Distance

0.28km

1/40 TAHARA STREET HAMLYN HEIGHTS VIC 3215

2
 1
 1

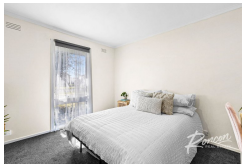
Sold Price

\$487,000

Sold Date

04-Nov-21

Distance

0.81km

2/39 GRAYLEA AVENUE HERNE HILL VIC 3218

2
 1
 2

Sold Price

\$490,000

Sold Date

09-Dec-21

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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