

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 or
locality and postcode

24 Kedleston Road, Herne Hill Vic 3218

Indicative selling price

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

Range between \$699,000

&

\$759,000

Median sale price

Median price \$793,000

Property Type House

Suburb Herne Hill

Period - From 01/07/2021

to 30/09/2021

Source REIV

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
1	48 Itkeston St HERNE HILL 3218	\$816,000	25/09/2021
2	47 Kedleston Rd HERNE HILL 3218	\$801,000	30/10/2021
3	21 Castleton Rd HERNE HILL 3218	\$745,000	09/10/2021

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:

09/11/2021 10:09

24 Kedleston Road, Herne Hill Vic 3218

Harcourts

Nick De Stefano
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Indicative Selling Price

\$699,000 - \$759,000

Median House Price

September quarter 2021: \$793,000



Property Type: House (Previously Occupied - Detached)

Land Size: 599 sqm approx

Agent Comments

Comparable Properties

48 Itkeston St HERNE HILL 3218 (REI)

Agent Comments



Price: \$816,000

Method: Auction Sale

Date: 25/09/2021

Property Type: House (Res)

Land Size: 731 sqm approx



47 Kedleston Rd HERNE HILL 3218 (REI)

Agent Comments



Price: \$801,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)



21 Castleton Rd HERNE HILL 3218 (REI)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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