

## 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

7 DERBY ROAD HERNE HILL VIC 3218

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Herne Hill

Period-from

01 Mar 2023

to

29 Feb 2024

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

27 TAHARA STREET HAMLYN HEIGHTS VIC 3215	\$650,000	14-Mar-24
1B GRACE COURT HERNE HILL VIC 3218	\$645,000	05-Oct-22
75 MINERVA ROAD HERNE HILL VIC 3218	\$690,000	23-Sep-23

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: 23 March 2024



## 27 TAHARA STREET HAMLYN HEIGHTS VIC 3215

3 2 -

Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **14-Mar-24**

Distance **1km**



## 1B GRACE COURT HERNE HILL VIC 3218

3 2 2

Sold Price **\$645,000** Sold Date **05-Oct-22**

Distance **0.82km**



## 75 MINERVA ROAD HERNE HILL VIC 3218

3 1 1

Sold Price **\$690,000** Sold Date **23-Sep-23**

Distance **0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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