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

Period-from

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

| Single Price | | or rang betwee | / <u></u> | & | \$660,000 | | | | | | |
|--|-----------|-------------------|-----------|--------|------------|--|--|--|--|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | | | | |
| Median Price | \$730,000 | Property type | House | Suburb | Herne Hill | | | | | | |

29 Feb 2024

Source

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

01 Mar 2023

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

| 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



Corelogic

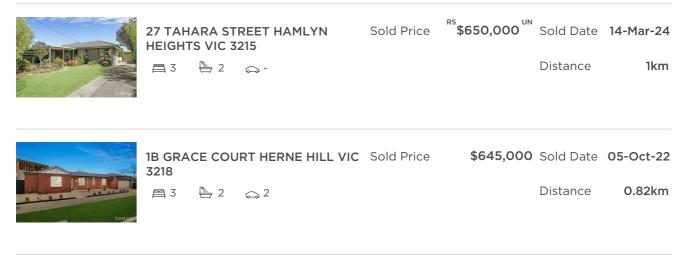
consumer.vic.gov.au



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| 75 MINERVA ROAD HERNE HILL VIC 3218 | | Sold Price | \$690,000 | Sold Date | 23-Sep-23 | |
|--|---|------------|-----------|-----------|-----------|--------|
| | 1 | ⊜ 1 | | | Distance | 0.92km |

RS = Recent sale UN = Undisclosed Sale

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