

# 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

6/20 Heytesbury Street, Herne Hill Vic 3218

### Indicative selling price

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

Range between \$299,000

&

\$328,000

### Median sale price

Median price \$399,000

Property Type Unit

Suburb Herne Hill

Period - From 17/10/2021

to

17/10/2022

Source REIV

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

**A\*** These are the two 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	2/38-40 Pride Av HAMLYN HEIGHTS 3215	\$330,000	20/12/2021
2	3/81 Heytesbury St HERNE HILL 3218	\$325,000	12/10/2021
3	2/3 Matlock St HERNE HILL 3218	\$324,000	20/02/2022

**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:

17/10/2022 09:36

6/20 Heytesbury Street, Herne Hill Vic 3218

# Harcourts

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**Indicative Selling Price**

\$299,000 - \$328,000

**Median Unit Price**

17/10/2021 - 17/10/2022: \$382,500



**Property Type:**

Agent Comments

## Comparable Properties



**2/38-40 Pride Av HAMLYN HEIGHTS 3215 (REI)** Agent Comments



**Price:** \$330,000

**Method:** Private Sale

**Date:** 20/12/2021

**Property Type:** Unit



**3/81 Heytesbury St HERNE HILL 3218 (REI/VG)** Agent Comments



**Price:** \$325,000

**Method:** Private Sale

**Date:** 12/10/2021

**Property Type:** Unit



**2/3 Matlock St HERNE HILL 3218 (VG)**

Agent Comments



**Price:** \$324,000

**Method:** Sale

**Date:** 20/02/2022

**Property Type:** Flat/Unit/Apartment (Res)

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



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