Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	39 Kedleston Road, Herne Hill Vic 3218
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$599,000	&	\$649,000
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Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Herne Hill
Period - From	13/05/2020	to	12/05/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	57 Itkeston St HERNE HILL 3218	\$651,000	20/05/2020
2	51 Itkeston St HERNE HILL 3218	\$650,000	12/09/2020
3	41 Itkeston St HERNE HILL 3218	\$585,000	08/08/2020

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:	13/05/2021 17:05





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> **Indicative Selling Price** \$599,000 - \$649,000 **Median House Price**

13/05/2020 - 12/05/2021: \$650,000





Property Type: House (Res) Land Size: 586 sqm approx **Agent Comments**

Comparable Properties

57 Itkeston St HERNE HILL 3218 (VG)

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Price: \$651,000 Method: Sale Date: 20/05/2020

Property Type: House (Res) Land Size: 532 sqm approx

Agent Comments

51 Itkeston St HERNE HILL 3218 (VG)

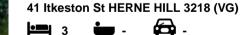




Agent Comments

Price: \$650.000 Method: Sale Date: 12/09/2020

Property Type: House (Res) Land Size: 532 sqm approx







Agent Comments

Price: \$585,000 Method: Sale Date: 08/08/2020

Property Type: House (Res) Land Size: 562 sqm approx

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