

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

39 Kedleston Road, Herne Hill Vic 3218

Indicative selling price

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

Range between \$599,000 & \$649,000

Median sale price

Median price \$650,000

Property 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.

	Address 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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Property Type: House (Res)

Land Size: 586 sqm approx

Agent Comments

Comparable Properties

57 Itkeston St HERNE HILL 3218 (VG)

Agent Comments

3 - -

Price: \$651,000

Method: Sale

Date: 20/05/2020

Property Type: House (Res)

Land Size: 532 sqm approx

51 Itkeston St HERNE HILL 3218 (VG)

Agent Comments

3 - -

Price: \$650,000

Method: Sale

Date: 12/09/2020

Property Type: House (Res)

Land Size: 532 sqm approx



41 Itkeston St HERNE HILL 3218 (VG)

Agent Comments

3 - -

Price: \$585,000

Method: Sale

Date: 08/08/2020

Property Type: House (Res)

Land Size: 562 sqm approx