

# 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

3/20 Heytesbury Street, 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)

Range between \$329,000 & \$359,000

### Median sale price

Median price \$385,000

Property Type Unit

Suburb Herne Hill

Period - From 10/02/2022

to 09/02/2023

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	4/56 Hennessy Av HERNE HILL 3218	\$330,000	16/08/2022
2	6/20 Heytesbury St HERNE HILL 3218	\$329,000	25/07/2022
3	3/81 Heytesbury St HERNE HILL 3218	\$325,000	12/10/2021

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:

10/02/2023 12:20

3/20 Heytesbury Street, Herne Hill Vic 3218

# Harcourts

Joe Grgic

5278 7011

0438 328 728

joe.grgic@harcourts.com.au

**Indicative Selling Price**

\$329,000 - \$359,000

**Median Unit Price**

10/02/2022 - 09/02/2023: \$385,000



**Property Type:**

Agent Comments

## Comparable Properties



**4/56 Hennessy Av HERNE HILL 3218 (REI/VG)** Agent Comments



**Price:** \$330,000

**Method:** Private Sale

**Date:** 16/08/2022

**Property Type:** Unit

**Land Size:** 122 sqm approx



**6/20 Heytesbury St HERNE HILL 3218 (REI)** Agent Comments



**Price:** \$329,000

**Method:** Private Sale

**Date:** 25/07/2022

**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

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.