



**vanders**

Real Estate

## **STATEMENT OF INFORMATION**

15 EVERETT CLOSE HERNE HILL, VIC

PREPARED BY VANDERS REAL ESTATE 132A HIGH STREET BELMONT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 EVERETT CLOSE, HERNE HILL, VIC**

 3  -  -

### Indicative Selling Price

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

Price Range: **\$450,000 to \$480,000**

## MEDIAN SALE PRICE



**HERNE HILL, VIC, 3218**

Suburb Median Sale Price (House)

**\$531,000**

01 July 2017 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**47 RIX ST, HERNE HILL, VIC 3218**

 3  1  1

Sale Price

**\*\$525,000**

Sale Date: 09/06/2018

Distance from Property: 339m



**27 STAVERLY RD, HERNE HILL, VIC 3218**

 3  1  -

Sale Price

**\*\*\$475,000**

Sale Date: 04/06/2018

Distance from Property: 272m



**38 SLADEN ST, HAMLYN HEIGHTS, VIC 3215**

 3  1  3

Sale Price

**\*\$500,000**

Sale Date: 05/07/2018

Distance from Property: 914m



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**39 NORWOOD ST, HERNE HILL, VIC 3218**

 3  1  3

**Sale Price**

**\*\*\$526,000**

Sale Date: 13/06/2018

Distance from Property: 763m



**3 MCCURDY RD, HERNE HILL, VIC 3218**

 3  1  1

**Sale Price**

**\*\$525,000**

Sale Date: 18/05/2018

Distance from Property: 747m



**21 HEATHER ST, HAMLYN HEIGHTS, VIC 3215**

 3  1  2

**Sale Price**

**\*\*\$450,000**

Sale Date: 13/05/2018

Distance from Property: 1.1km



**17 VINES RD, HAMLYN HEIGHTS, VIC 3215**

 3  1  1

**Sale Price**

**\$457,000**

Sale Date: 21/04/2018

Distance from Property: 323m



**64 HEYTESBURY ST, HERNE HILL, VIC 3218**

 3  1  1

**Sale Price**

**\$501,000**

Sale Date: 17/03/2018

Distance from Property: 806m





**17 BAKEWELL ST, HERNE HILL, VIC 3218**

 **3**  **1**  **1**

**Sale Price**

**\$511,000**

Sale Date: 24/02/2018

Distance from Property: 648m



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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15 EVERETT CLOSE, HERNE HILL, VIC

### Indicative selling price

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

Price Range: \$450,000 to \$480,000

### Median sale price

Median price

\$531,000

House

X

Unit

Suburb

HERNE HILL

Period

01 July 2017 to 30 June 2018

Source

pricefinder

### Comparable property sales

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
47 RIX ST, HERNE HILL, VIC 3218	*\$525,000	09/06/2018
27 STAVERLY RD, HERNE HILL, VIC 3218	**\$475,000	04/06/2018
38 SLADEN ST, HAMLYN HEIGHTS, VIC 3215	*\$500,000	05/07/2018
39 NORWOOD ST, HERNE HILL, VIC 3218	**\$526,000	13/06/2018

3 MCCURDY RD, HERNE HILL, VIC 3218	*\$525,000	18/05/2018
21 HEATHER ST, HAMLYN HEIGHTS, VIC 3215	**\$450,000	13/05/2018
17 VINES RD, HAMLYN HEIGHTS, VIC 3215	\$457,000	21/04/2018
64 HEYTESBURY ST, HERNE HILL, VIC 3218	\$501,000	17/03/2018
17 BAKEWELL ST, HERNE HILL, VIC 3218	\$511,000	24/02/2018