

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/26 WIRKSWORTH STREET, HERNE HILL,**  1  1  1

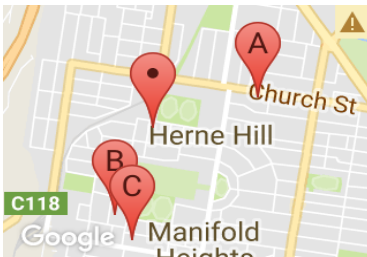
### Indicative Selling Price

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

**Price Range:** **\$209,000 to \$229,000**

Provided by: Mel Pavic, Roncon Real Estate

## MEDIAN SALE PRICE



**HERNE HILL, VIC, 3218**

Suburb Median Sale Price (House)

**\$497,500**

01 April 2017 to 31 March 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.



**5/197 CHURCH ST, MANIFOLD HEIGHTS,**

 1  1  1

### Sale Price

**\*\$227,000**

Sale Date: 09/05/2018

Distance from Property: 715m



**9/6 STAFFORD ST, HERNE HILL, VIC 3218**

 1  1  1

### Sale Price

**\$235,000**

Sale Date: 26/03/2018

Distance from Property: 670m



**6/29 KNIGHT AVE, HERNE HILL, VIC 3218**

 1  1  1

### Sale Price

**\$230,000**

Sale Date: 14/12/2017

Distance from Property: 817m



This report has been compiled on 22/05/2018 by Roncon Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

3/26 WIRKSWORTH 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)

Price Range:

\$209,000 to \$229,000

Median sale price

Median price

\$497,500

House

X

Unit


Suburb

HERNE HILL

Period

01 April 2017 to 31 March 2018

Source



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
5/197 CHURCH ST, MANIFOLD HEIGHTS, VIC 3218	*\$227,000	09/05/2018
9/6 STAFFORD ST, HERNE HILL, VIC 3218	\$235,000	26/03/2018
6/29 KNIGHT AVE, HERNE HILL, VIC 3218	\$230,000	14/12/2017