



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**2/39 Graylea Avenue,
HERNE HILL 3218**

Indicative selling price

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

Single price \$299,000

Median sale price

Median **Unit** for **HERNE HILL** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$250,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

7/35 Fraser Street, Herne Hill 3218	Price \$295,000 Sold 16 May 2018
2/10 Bonview Avenue, Herne Hill 3218	Price \$314,000 Sold 14 May 2018
3/11 Bakewell Street, Herne Hill 3218	Price \$307,500 Sold 14 March 2018

This Statement of Information was prepared on 17th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit
2 beds 1 baths 1 parking

Team 3216 Pty Ltd t/as Hayeswinckle Agent

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Contact agents



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