

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/6 Itkeston Street, Herne Hill Vic 3218

Indicative selling price

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

Range between \$269,000

&

\$295,000

Median sale price

Median price \$350,000

Property Type Unit

Suburb Herne Hill

Period - From 10/02/2021

to

09/02/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/197 Church St MANIFOLD HEIGHTS 3218	\$305,000	21/11/2021
2	2/15 Buxton Rd HERNE HILL 3218	\$292,500	25/11/2021
3	2/3 Kinnordy Ct HAMLYN HEIGHTS 3215	\$290,000	22/11/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/02/2022 10:17



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$269,000 - \$295,000

Median Unit Price
10/02/2021 - 09/02/2022: \$350,000

Comparable Properties



5/197 Church St MANIFOLD HEIGHTS 3218 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 21/11/2021
Property Type: Flat/Unit/Apartment (Res)



2/15 Buxton Rd HERNE HILL 3218 (REI)

Agent Comments



Price: \$292,500
Method: Private Sale
Date: 25/11/2021
Property Type: Unit
Land Size: 65 sqm approx



2/3 Kinnordy Ct HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 22/11/2021
Property Type: Unit