

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 and
postcode

41 Finchaven Street Herne Hill VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Herne Hill

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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

330 Autumn Street Herne Hill VIC 3218	\$700,000	17-Apr-21
5 Knight Avenue Herne Hill VIC 3218	\$738,000	03-Apr-21
4 Perry Court Herne Hill VIC 3218	\$755,000	28-Apr-21

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: 21 August 2021



330 Autumn Street Herne Hill VIC 3218

Sold Price

\$700,000

Sold Date

17-Apr-21

3

1

2

Distance

0.16km



5 Knight Avenue Herne Hill VIC 3218

Sold Price

\$738,000

Sold Date

03-Apr-21

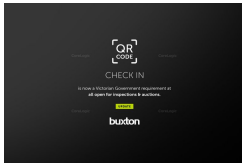
3

1

2

Distance

0.19km



4 Perry Court Herne Hill VIC 3218

Sold Price

\$755,000

Sold Date

28-Apr-21

3

1

2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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