

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 or locality and postcode

2/7 Ashbourne St 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 \$680,000 & \$739,000

Median sale price

Median price

\$675000

Property type

House

Suburb

Herne Hill

Period - From

Aug2020

to

Aug2021

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

1	2/36 Heytesbury St Herne Hill	\$732,500	26/3/2021
2	27B Finchaven St Herne Hill	\$740,000	18/5/2021
3	120 Minerva Rd Manifold Heights	\$755,000	19/5/2021

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: 14/8/2021