



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**47B Maurice Street,  
HERNE HILL 3218**

House

3 beds

2 baths

0 parking

### Indicative selling price

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

**Range from \$465,000 -  
\$495,000**

### Median sale price

Median **House** for **HERNE HILL** for period **Oct 2016 - Sep 2017**  
Sourced from **Pricefinder**.

**\$449,000**

### 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 the most comparable to the property for sale.

**57B Maurice Street,** Price **\$500,000** Sold 25 April 2017  
Herne Hill 3218

**1/267 Church Street,** Price **\$515,000** Sold 01 July 2017  
Herne Hill 3218

**2/10 Bakewell Street,** Price **\$452,000** Sold 02 September 2017  
Herne Hill 3218

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.

### Contact agents

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