

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

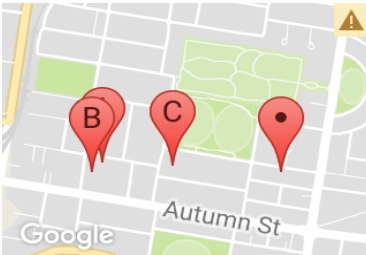


7/9 FINCHAVEN STREET, HERNE HILL, VIC 2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$225,000 to \$235,000**

MEDIAN SALE PRICE



HERNE HILL, VIC, 3218

Suburb Median Sale Price (Unit)

\$245,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/35 FRASER ST, HERNE HILL, VIC 3218

2 1 2

Sale Price

***\$227,500**

Sale Date: 04/09/2017

Distance from Property: 580m



2/8 HEYTESBURY ST, HERNE HILL, VIC 3218

3 1 1

Sale Price

\$215,000

Sale Date: 18/04/2017

Distance from Property: 615m



8/10 NORWOOD ST, HERNE HILL, VIC 3218

1 1 1

Sale Price

\$250,000

Sale Date: 12/04/2017

Distance from Property: 351m

This report has been compiled on 03/10/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/9 FINCHAVEN STREET, HERNE HILL, VIC 3218

Indicative selling price

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

Price Range:

\$225,000 to \$235,000

Median sale price

Median price

\$245,000

House

X

Unit


Suburb

HERNE HILL

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/35 FRASER ST, HERNE HILL, VIC 3218	*\$227,500	04/09/2017
2/8 HEYTESBURY ST, HERNE HILL, VIC 3218	\$215,000	18/04/2017
8/10 NORWOOD ST, HERNE HILL, VIC 3218	\$250,000	12/04/2017