

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

1/126 McCurdy Road 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

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

House

Suburb

Herne Hill

Period-from

01 Oct 2019

to

30 Sep 2020

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

3/35 Logan Street Hamlyn Heights VIC 3215	\$611,500	19-Oct-20
3/11 Toyne Avenue Hamlyn Heights VIC 3215	\$570,000	01-Sep-20
2/10 Beulah Street Hamlyn Heights VIC 3215	\$570,000	17-Apr-20

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: 31 October 2020



**3/35 Logan Street Hamlyn Heights
VIC 3215**

Sold Price

^{RS}

\$611,500

Sold Date

19-Oct-20



3



2



2

Distance

1.77km



**3/11 Toyne Avenue Hamlyn Heights
VIC 3215**

Sold Price

^{RS}

\$570,000

^{UN}

Sold Date

01-Sep-20



3



2



2

Distance

1.79km



**2/10 Beulah Street Hamlyn Heights
VIC 3215**

Sold Price

\$570,000

Sold Date

17-Apr-20



3



3



2

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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