

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

46 Heytesbury 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

Property type

House

Suburb

Herne Hill

Period-from

01 May 2020

to

30 Apr 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

33 McCurdy Road Herne Hill VIC 3218	\$590,000	11-Nov-19
9 Maurice Street Herne Hill VIC 3218	\$663,000	29-Oct-20
356 Autumn Street Herne Hill VIC 3218	\$485,000	16-Dec-19

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: 07 May 2021



33 McCurdy Road Herne Hill VIC 3218

Sold Price

\$590,000

Sold Date

11-Nov-19

2

2

2

Distance

0.64km



9 Maurice Street Herne Hill VIC 3218

Sold Price

\$663,000

Sold Date

29-Oct-20

2

1

1

Distance

0.84km



356 Autumn Street Herne Hill VIC 3218

Sold Price

\$485,000

Sold Date

16-Dec-19

2

1

1

Distance

0.35km



57 McCurdy Road Herne Hill VIC 3218

Sold Price

\$510,000

Sold Date

30-Dec-20

2

1

1

Distance

0.47km



35 Maurice Street Herne Hill VIC 3218

Sold Price

\$515,100

Sold Date

07-May-20

2

1

1

Distance

0.82km



13 Maurice Street Herne Hill VIC 3218

Sold Price

\$505,000

Sold Date

21-Dec-19

2

2

1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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