

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

9 NORWOOD STREET, HERNE HILL, VIC 3218

Indicative selling price

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

Price Range: \$420,000 to \$450,000

Median sale price

Median price

\$491,250

House

X

Unit

Suburb

HERNE HILL

Period

01 April 2017 to 31 March 2018

Source

pricefinder

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
61 ITKESTON ST, HERNE HILL, VIC 3218	\$498,000	21/10/2017
380 AUTUMN ST, HERNE HILL, VIC 3218	\$422,500	07/11/2017
15 KEDLESTON RD, HERNE HILL, VIC 3218	\$490,000	14/10/2017
9 DUNDAS ST, HERNE HILL, VIC 3218	*\$416,000	03/03/2018

15 DUNDAS ST, HERNE HILL, VIC 3218	\$430,000	31/10/2017
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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 NORWOOD STREET, HERNE HILL, VIC

 3  1  -

Indicative Selling Price

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

Price Range: \$420,000 to \$450,000

MEDIAN SALE PRICE




HERNE HILL, VIC, 3218

Suburb Median Sale Price (House)

\$491,250

01 April 2017 to 31 March 2018

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.



61 ITKESTON ST, HERNE HILL, VIC 3218

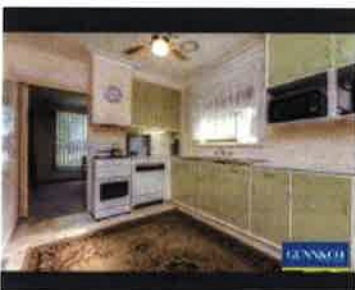
 3  1  1

Sale Price

\$498,000

Sale Date: 21/10/2017

Distance from Property: 596m



380 AUTUMN ST, HERNE HILL, VIC 3218

 4  1  3

Sale Price

\$422,500

Sale Date: 07/11/2017

Distance from Property: 319m



15 KEDLESTON RD, HERNE HILL, VIC 3218

 4  1  1

Sale Price

\$490,000

Sale Date: 14/10/2017

Distance from Property: 422m



This report has been compiled on 09/04/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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9 DUNDAS ST, HERNE HILL, VIC 3218

 **3**  **1**  **-**

Sale Price

***\$416,000**

Sale Date: 03/03/2018

Distance from Property: 672m



15 DUNDAS ST, HERNE HILL, VIC 3218

 **2**  **1**  **1**

Sale Price

\$430,000

Sale Date: 31/10/2017

Distance from Property: 719m

