



STATEMENT OF INFORMATION

61 MINERVA ROAD, HERNE HILL, VIC 3218

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61 MINERVA ROAD, HERNE HILL, VIC 3218  2  1  1

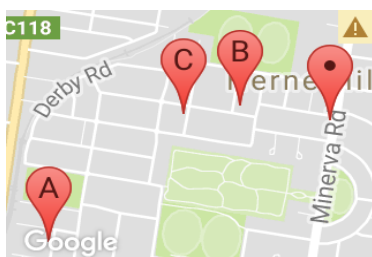
Indicative Selling Price

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

Price Range: \$440,000 to \$450,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



HERNE HILL, VIC, 3218

Suburb Median Sale Price (House)

\$510,000

01 July 2017 to 30 September 2017

Provided by: 

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.



3 LEAN AVE, HERNE HILL, VIC 3218

 3  1  4

Sale Price

***\$430,000**

Sale Date: 31/08/2017

Distance from Property: 1km



4 DUNDAS ST, HERNE HILL, VIC 3218

 3  1  1

Sale Price

\$421,000

Sale Date: 08/04/2017

Distance from Property: 294m



9 WIRKSWORTH ST, HERNE HILL, VIC 3218

 3  1  1

Sale Price

\$415,500

Sale Date: 26/11/2016

Distance from Property: 477m



This report has been compiled on 04/10/2017 by Fruit Property 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

61 MINERVA ROAD, HERNE HILL, VIC 3218

Indicative selling price

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

Price Range:

\$440,000 to \$450,000

Median sale price

Median price

\$510,000

House

X

Unit


Suburb

HERNE HILL

Period

01 July 2017 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
3 LEAN AVE, HERNE HILL, VIC 3218	*\$430,000	31/08/2017
4 DUNDAS ST, HERNE HILL, VIC 3218	\$421,000	08/04/2017
9 WIRKSWORTH ST, HERNE HILL, VIC 3218	\$415,500	26/11/2016