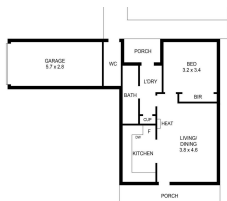


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Barry Plant is not responsible for the accuracy of the information contained in this report. It is provided for information only. The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

3/8 HEYTESBURY STREET, HERNE HILL,

 1  1  1

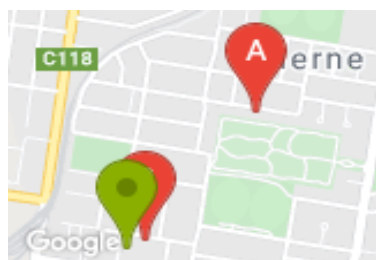
Indicative Selling Price

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

Price Range: \$279,000 to \$299,000

Provided by: Kingston Wade, Barry Plant Real Estate Belmont

MEDIAN SALE PRICE



HERNE HILL, VIC, 3218

Suburb Median Sale Price (Unit)

\$490,000

01 July 2020 to 30 June 2021

Provided by: 

COMPARABLE PROPERTIES

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.



1/19 ITKESTON ST, HERNE HILL, VIC 3218

 1  1  1

Sale Price

\$260,400

Sale Date: 11/02/2021

Distance from Property: 644m



8/35 FRASER ST, HERNE HILL, VIC 3218

 2  1  1

Sale Price

\$310,000

Sale Date: 17/04/2021

Distance from Property: 61m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/8 HEYTESBURY STREET, HERNE HILL, VIC 3218

Indicative selling price

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

Price Range:

\$279,000 to \$299,000

Median sale price

Median price

\$490,000

Property type

Unit

Suburb

HERNE HILL

Period

01 July 2020 to 30 June 2021

Source

pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

1/19 ITKESTON ST, HERNE HILL, VIC 3218	\$260,400	11/02/2021
8/35 FRASER ST, HERNE HILL, VIC 3218	\$310,000	17/04/2021

This Statement of Information was prepared on:

05/07/2021