

## STATEMENT OF INFORMATION

22 GRAYLEA AVENUE, HERNE HILL, VIC 3218

PREPARED BY NYREE CARTWRIGHT, HAYESWINCKLE , PHONE: 0432413488

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 GRAYLEA AVENUE, HERNE HILL, VIC**

3 2 2

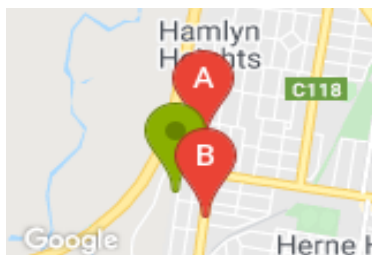
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$580,000 to \$620,000**

Provided by: Nyree Cartwright, Hayeswinckle

## MEDIAN SALE PRICE



**HERNE HILL, VIC, 3218**

Suburb Median Sale Price (House)

**\$563,500**

01 October 2019 to 30 September 2020

Provided by: pricefinder

## 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.



**24 TAHARA ST, HAMLYN HEIGHTS, VIC 3215**

3 1 2

Sale Price

**\$600,000**

Sale Date: 07/05/2020

Distance from Property: 418m



**33 MCCURDY RD, HERNE HILL, VIC 3218**

3 2 2

Sale Price

**\$590,000**

Sale Date: 11/11/2019

Distance from Property: 262m



## 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.

### Property offered for sale

Address  
Including suburb and

22 GRAYLEA AVENUE, HERNE HILL, VIC 3218

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$580,000 to \$620,000

### Median sale price

Median price

\$563,500

Property type

House

Suburb

HERNE HILL

Period

01 October 2019 to 30 September 2020

Source

pricfinder

### 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

24 TAHARA ST, HAMLYN HEIGHTS, VIC 3215	\$600,000	07/05/2020
33 MCCURDY RD, HERNE HILL, VIC 3218	\$590,000	11/11/2019

This Statement of Information was prepared

17/11/2020