

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 or
locality and postcode

15 Spectre Close, Herne Hill Vic 3218

Indicative selling price

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

Range between

\$699,000

&

\$765,000

Median sale price

Median price

\$727,500

Property Type

House

Suburb

Herne Hill

Period - From

17/10/2022

to

16/10/2023

Source

REIV

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 eighteen 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
1		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

17/10/2023 11:04

15 Spectre Close, Herne Hill Vic 3218

Harcourts

Joe Grgic

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Indicative Selling Price

\$699,000 - \$765,000

Median House Price

17/10/2022 - 16/10/2023: \$727,500



Property Type: Land

Land Size: 1472 sqm approx

Agent Comments

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 eighteen months.

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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