



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**58 Heytesbury Street,
HERNE HILL 3218**

House



3 beds



1 baths



2 parking

Indicative selling price

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

Range from \$ 370,000 - \$ 407,000

Median sale price

Median **House** for **HERNE HILL** for period **Apr 2016 - Mar 2017**

Sourced from **pricefinder**.

\$ 424,500

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 the most comparable to the property for sale.

**369 Autumn Street,
Newtown 3220**

Price \$ 390,000 Sold 23 March 2017

**85 Heytesbury Street,
Herne Hill 3218**

Price \$ 430,000 Sold 04 March 2017

**3 Oaks Street,
Herne Hill 3218**

Price \$ 345,000 Sold 20 February 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

Contact agents

 **Michelle Winckle**

03 5241 1488
0416 117 978

michelle.winckle@hayeswinckle.com.au

[hayeswinckle]

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
Highton VIC 3216