

## 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 and  
postcode

2 JOYCE PARADE HERNE HILL VIC 3218

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,500

Property type

House

Suburb

Herne Hill

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 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

6 JOYCE PARADE HERNE HILL VIC 3218	\$702,500	06-Nov-24
48 ITKESTON STREET HERNE HILL VIC 3218	\$720,000	15-Feb-25
38 ITKESTON STREET HERNE HILL VIC 3218	\$730,000	15-Feb-25

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 18 months.~~

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Alycia Baines  
P 5221 4011  
M 0411 845 670  
E abaines@barryplant.com.au



**6 JOYCE PARADE HERNE HILL VIC 3218** Sold Price **\$702,500** Sold Date **06-Nov-24**

 3  1  2

Distance **0.03km**



**48 ITKESTON STREET HERNE HILL VIC 3218** Sold Price **\$720,000** Sold Date **15-Feb-25**

 3  1  2

Distance **0.28km**



**38 ITKESTON STREET HERNE HILL VIC 3218** Sold Price **\$730,000** Sold Date **15-Feb-25**

 3  1  2

Distance **0.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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