

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 45 Derby Road, Herne Hill, VIC 3218

Indicative selling price

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

Single price or range between \$645,000 & \$675,000

Median sale price

Median price \$745,000 Property type House Suburb HERNE HILL
Period - From 27/02/2023 to 26/02/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	10 Karoomba Avenue Herne Hill Vic 3218	\$620,000	2023-11-13
2	3 Waiora Avenue Hamlyn Heights Vic 3215	\$645,000	2023-11-16
3	24 Vines Road Hamlyn Heights Vic 3215	\$670,000	2023-12-07

This Statement of Information was prepared on: 27/02/2024

