

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 3/35 Fraser Street, Herne Hill Vic 3218

Indicative selling price

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

Range between \$229,000 & \$249,000

Median sale price

Median price \$247,500 House Unit X Suburb or locality Herne Hill

Period - From 01/07/2016 to 30/06/2017 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	2/1 Everett CI HERNE HILL 3218	\$250,000	02/03/2017
2	5/35-37 Fraser St HERNE HILL 3218	\$235,000	22/09/2016
3	2/8 Heytesbury St HERNE HILL 3218	\$215,000	28/04/2017

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.

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Indicative Selling Price

\$229,000 - \$249,000

Median Unit Price

Year ending June 2017: \$247,500



2 1 1

Rooms:

Property Type: unit

Agent Comments

Comparable Properties



2/1 Everett CI HERNE HILL 3218 (REI)

Agent Comments

2 1 1

Price: \$250,000

Method: Private Sale

Date: 02/03/2017

Rooms: -

Property Type: Unit



5/35-37 Fraser St HERNE HILL 3218 (REI)

Agent Comments

2 - -

Price: \$235,000

Method: Private Sale

Date: 22/09/2016

Rooms: -

Property Type: Unit



2/8 Heytesbury St HERNE HILL 3218 (REI)

Agent Comments

1 1 1

Price: \$215,000

Method: Private Sale

Date: 28/04/2017

Rooms: -

Property Type: Unit