

### House Offered for Sale

66 McCurdy Road Herne Hill VIC 3218

 3  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$410,000 & \$450,000

### Median Sale Price

\$405,500 Houses in Herne Hill between Jun 2016 - May 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



**2A Marlborough Street Herne Hill  
VIC 3218**

 3  2  2

Sold Price **\$450,000** Sold Date **12-Jan-17**

Distance **0.6km**



**1/45 Sladen Street Hamlyn Heights  
VIC 3215**

 3  2  2

Sold Price **\$440,000** Sold Date **02-Mar-17**

Distance **0.94km**



**4 Dundas Street Herne Hill VIC 3218**

 3  1  1

Sold Price **\$421,000** Sold Date **08-Apr-17**

Distance **0.75km**

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