



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 40 Douglass Street, HERNE HILL 3218

### Indicative selling price

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

**Range \$580,000 - \$620,000**

### Median sale price

Median **House** for **HERNE HILL** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$486,250**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**32 Maurice Street,**  
Herne Hill 3218

Price **\$621,000** Sold 15 July  
2017

**54 Maurice Street,**  
Herne Hill 3218

Price **\$580,000** Sold 18  
December 2017

**30 Castleton Road,**  
Herne Hill 3218

Price **\$630,000** Sold 16  
December 2017

### Additional Information

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.

#### Prime Real Estate

47 Ryrie Street,  
Geelong VIC 3220

#### Contact agents



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