

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

36 Maurice Street, Herne Hill, VIC 3218

Indicative selling price

Single Price or Range between

\$649,000 - \$689,000

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

Median sale price

Median Price \$540,000	Property Type House	Suburb HERNE HILL
Period From 18/01/2019	Period To 18/11/2019	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

	37 DRYSDALE AVENUE HAMLYN HEIGHTS Price \$660,000 Date of Sale 10/08/2019 Land 613 sqm	3  1  2 
	17 CASTLETON ROAD HERNE HILL Price \$665,000 Date of Sale 03/05/2019 Land 606 sqm	3  2  2 
	16 PANORAMA ROAD HERNE HILL Price \$677,000 Date of Sale 23/03/2019 Land 580 sqm	3  1  1 