

### HOUSE Offered for Sale

11 Wirksworth Street Herne Hill VIC 3218

 4  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 \$475,000 & \$520,000

### Median Sale Price

\$437,000 Houses in Herne hill between Nov 2016 - Oct 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.



**61 Itkeston Street Herne Hill VIC 3218**

 3  1  1

Sold Price **\$498,000** Sold Date **23-Oct-17**

Distance **0.42km**



**15 Wirksworth Street Herne Hill VIC 3218**

 3  1  1

Sold Price **\$540,000** Sold Date **26-Aug-17**

Distance **0.04km**



**15 Kedleston Road Herne Hill VIC 3218**

 3  1  1

Sold Price **\$490,000** Sold Date **16-Oct-17**

Distance **0.16km**

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