



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 111 Minerva Road, HERNE HILL 3218

House



2 beds



1 baths



1 parking

### Indicative selling price

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

**Range from \$ 480,000 - \$ 520,000**

### Median sale price

Median **House** for **HERNE HILL** for period **Feb 2017 - May 2017**  
Sourced from **RP DATA**.

**\$ 403,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**137 Minerva,**  
Herne Hill 3218

**Price \$ 518,000** Sold 16 February 2016

**22 Hilltop,**  
Herne Hill 3218

**Price \$ 490,000** Sold 17 January 2017

**22 Knight Avenue,**  
Herne Hill 3218

**Price \$ 480,000** Sold 17 March 2017

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 RP DATA.

### Contact agents

 **Jan O'Connor**  
Stockdale & Leggo

03 5241 1888  
0413 332 686

[janoconnor@stockdaleleggo.com.au](mailto:janoconnor@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo St h  
Barwon**

169A High Street,  
Belmont VIC 3216