

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 Scarborough Crescent Harkness VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$799,000

&

\$849,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,250

Property type

House

Suburb

Harkness

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 Princeton Avenue Harkness VIC 3337	\$840,000	25-Oct-21
25 Glenfield Avenue Melton West VIC 3337	\$820,000	29-Nov-21
32 Gleneagles Drive Melton West VIC 3337	\$845,000	30-Oct-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 February 2022



**3 Princeton Avenue Harkness VIC 3337**

 4  2  2

Sold Price

**\$840,000**

Sold Date

**25-Oct-21**

Distance

**0.89km**



**25 Glenfield Avenue Melton West VIC 3337**

 5  2  3

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**29-Nov-21**

Distance

**1.38km**



**32 Gleneagles Drive Melton West VIC 3337**

 5  2  5

Sold Price

**\$845,000**

Sold Date

**30-Oct-21**

Distance

**2.24km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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