

## 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

1 Flemings Avenue 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

\$459,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$531,000

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

44 Gallery Avenue Harkness VIC 3337	\$477,500	15-Feb-22
1/11 Glenfield Avenue Melton West VIC 3337	\$475,000	01-Feb-22
40 Carramar Drive Harkness VIC 3337	\$483,000	05-Jan-22

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: 22 February 2022



44 Gallery Avenue Harkness VIC 3337

 3  2  1

Sold Price

<sup>RS</sup> \$477,500 Sold Date 15-Feb-22

Distance 0.08km



1/11 Glenfield Avenue Melton West VIC 3337

 3  2  1

Sold Price

<sup>RS</sup> \$475,000 Sold Date 01-Feb-22

Distance 0.97km



40 Carramar Drive Harkness VIC 3337

 3  2  2

Sold Price

<sup>RS</sup> \$483,000 Sold Date 05-Jan-22

Distance 0.51km

RS = Recent sale

UN = Undisclosed Sale

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