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<br>Including suburb and postcode | 11 TODMAN COURT HARKNESS VIC 3337 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $499,000 | & | $545,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $590,000 | Property type | House | Suburb | Harkness |
| Period-from | 01 Mar 2022 | to | 28 Feb 2023 | 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 |
|---|---|---|
| 8 GAMALITE DRIVE HARKNESS VIC 3337 | $503,000 | 20-Feb-23 |
| 9 LINLITHGOW WAY MELTON WEST VIC 3337 | $536,000 | 12-Feb-22 |
| 31 GAMALITE DRIVE HARKNESS VIC 3337 | $510,000 | 06-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: 09 March 2023

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**8 GAMALITE DRIVE HARKNESS VIC 3337**

3 1 1

Sold Price RS **$503,000** Sold Date **20-Feb-23**

Distance **0.15km**

**9 LINLITHGOW WAY MELTON WEST VIC 3337**

3 1 1

Sold Price **$536,000** Sold Date **12-Feb-22**

Distance **0.44km**

**31 GAMALITE DRIVE HARKNESS VIC 3337**

3 1 1

Sold Price **$510,000** Sold Date **06-Jan-22**

Distance **0.29km**

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

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