

## 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

52 Gallery 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

\$439,000

&

\$459,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Harkness

Period-from

01 Jul 2020

to

30 Jun 2021

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

6 Lawrence Avenue Harkness VIC 3337	\$461,000	15-May-21
1/10 Marlo Drive Harkness VIC 3337	\$450,000	27-Mar-21
38 Coo롱up Crescent Harkness VIC 3337	\$440,000	27-Jan-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: 06 July 2021



**6 Lawrence Avenue Harkness VIC 3337**

Sold Price

<sup>RS</sup> **\$461,000**

Sold Date

**15-May-21**

 3  2  2

Distance

**0.32km**



**1/10 Marlo Drive Harkness VIC 3337**

Sold Price

**\$450,000**

Sold Date

**27-Mar-21**

 3  2  1

Distance

**0.47km**



**38 Coo롱gup Crescent Harkness VIC 3337**

Sold Price

**\$440,000**

Sold Date

**27-Jan-21**

 4  2  4

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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