

## 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

10 Edgewood Drive 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

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

House

Suburb

Harkness

Period-from

01 Sep 2020

to

31 Aug 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 Sinclair Court Harkness VIC 3337	\$645,000	27-Aug-21
4 Mint Boulevard Harkness VIC 3337	\$618,000	11-Mar-21
42 Chanticleer Avenue Harkness VIC 3337	\$640,000	08-Feb-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.~~

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**6 Sinclair Court Harkness VIC 3337** Sold Price <sup>RS</sup> **\$645,000** Sold Date **27-Aug-21**  
Distance **0.19km**  
5 2 2



**4 Mint Boulevard Harkness VIC 3337** Sold Price **\$618,000** Sold Date **11-Mar-21**  
Distance **0.26km**  
4 2 2



**42 Chanticleer Avenue Harkness VIC 3337** Sold Price **\$640,000** Sold Date **08-Feb-21**  
Distance **0.83km**  
4 2 2

RS = Recent sale UN = Undisclosed Sale

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