

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

2/3 Scarborough Crescent 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Harkness

Period-from

01 Oct 2020

to

30 Sep 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

1/3 Scarborough Crescent Harkness VIC 3337	\$370,000	31-Aug-21
2/28 Scarborough Crescent Harkness VIC 3337	\$395,000	24-Jun-21
3/22 Marlo Drive Harkness VIC 3337	\$370,000	23-Apr-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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1/3 Scarborough Crescent Harkness VIC 3337 Sold Price **\$370,000** Sold Date **31-Aug-21**

 2  2  1

Distance **0.01km**



2/28 Scarborough Crescent Harkness VIC 3337 Sold Price **\$395,000** Sold Date **24-Jun-21**

 3  2  1

Distance **0.27km**



3/22 Marlo Drive Harkness VIC 3337 Sold Price **\$370,000** Sold Date **23-Apr-21**

 3  2  1

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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