

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

1/6 WOODLAND RISE 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

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Harkness

Period-from

01 Sep 2021

to

31 Aug 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

2/7 HARRINGTON DRIVE MELTON WEST VIC 3337	\$511,000	27-Jun-22
39 AYESHA AVENUE MELTON SOUTH VIC 3338	\$528,000	22-Aug-22
4 EDGEWOOD DRIVE HARKNESS VIC 3337	\$525,000	26-Apr-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: 29 September 2022

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**2/7 HARRINGTON DRIVE MELTON
WEST VIC 3337**

4 2 1

Sold Price

\$511,000 Sold Date **27-Jun-22**

Distance **2.97km**



**39 AYESHA AVENUE MELTON
SOUTH VIC 3338**

3 2 2

Sold Price

^{RS} **\$528,000** Sold Date **22-Aug-22**

Distance **3.79km**



**4 EDGEWOOD DRIVE HARKNESS
VIC 3337**

3 2 2

Sold Price

\$525,000 Sold Date **26-Apr-22**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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