

## 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

20 Rosemont Rise 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

\$469,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Harkness

Period-from

01 Apr 2020

to

31 Mar 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

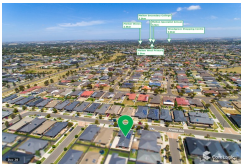
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 24 Aruma Avenue Harkness VIC 3337     | \$490,000 | 09-Dec-20 |
| 32 Wanneroo Circuit Harkness VIC 3337 | \$482,000 | 23-Jan-21 |
| 50 Mercer Street Harkness VIC 3337    | \$495,000 | 22-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.~~

This Statement of Information was prepared on: 12 April 2021



**24 Aruma Avenue Harkness VIC 3337**

Sold Price **\$490,000** Sold Date **09-Dec-20**

 4  2  2

Distance **0.6km**



**32 Wanneroo Circuit Harkness VIC 3337**

Sold Price **\$482,000** Sold Date **23-Jan-21**

 4  2  2

Distance **0.84km**



**50 Mercer Street Harkness VIC 3337**

Sold Price **\$495,000** Sold Date **22-Feb-21**

 4  2  2

Distance **0.89km**

RS = Recent sale      UN = Undisclosed Sale

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