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<br>Including suburb and postcode | 33 Ravida Avenue 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 | $479,000 | & | $499,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $470,000 | Property type | House | Suburb | Harkness |
| Period-from | 01 Oct 2019 | to | 30 Sep 2020 | 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 |
|---|---|---|
| 10 Amelia Place Harkness VIC 3337 | $500,000 | 17-Aug-20 |
| 14 Scenic Way Harkness VIC 3337 | $485,000 | 30-Jun-20 |
| 105 Oakpark Drive Harkness VIC 3337 | $490,000 | 24-Apr-20 |

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: 19 October 2020

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**10 Amelia Place Harkness VIC 3337** Sold Price RS **$500,000** UN Sold Date **17-Aug-20**

4 2 2 Distance **0.16km**

**14 Scenic Way Harkness VIC 3337** Sold Price **$485,000** Sold Date **30-Jun-20**

4 2 2 Distance **0.19km**

**105 Oakpark Drive Harkness VIC 3337** Sold Price **$490,000** Sold Date **24-Apr-20**

4 2 2 Distance **0.21km**

**RS** = Recent sale **UN** = Undisclosed Sale

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