

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

3 Torrance Drive 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

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$254,500

Property type

Land

Suburb

Harkness

Period-from

01 Nov 2020

to

31 Oct 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
9 Torrance Drive Harkness VIC 3337	\$448,000	17-Jul-21
12 Brooksby Circuit Harkness VIC 3337	\$510,000	07-Sep-21
52 Gallery Avenue Harkness VIC 3337	\$450,000	05-Aug-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: 09 November 2021



9 Torrance Drive Harkness VIC 3337 Sold Price **\$448,000** Sold Date **17-Jul-21**
 3 2 1 Distance **0.03km**



12 Brooksby Circuit Harkness VIC 3337 Sold Price ^{RS} **\$510,000** Sold Date **07-Sep-21**
 3 2 2 Distance **0.09km**



52 Gallery Avenue Harkness VIC 3337 Sold Price **\$450,000** Sold Date **05-Aug-21**
 3 2 1 Distance **1.93km**

RS = Recent sale UN = Undisclosed Sale

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