

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

77 Arnolds Creek Boulevard 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

\$469,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2021

to

31 Jan 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

| | | |
|--|-----------|-----------|
| 40 Carramar Drive Harkness VIC 3337 | \$483,000 | 05-Jan-22 |
| 12 Brooksby Circuit Harkness VIC 3337 | \$510,000 | 07-Sep-21 |
| 18 Ormonde Esplanade Harkness VIC 3337 | \$520,000 | 21-Oct-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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40 Carramar Drive Harkness VIC 3337

 3  2  2

Sold Price ^{RS} **\$483,000** Sold Date **05-Jan-22**

Distance **0.4km**



12 Brooksby Circuit Harkness VIC 3337

 3  2  2

Sold Price **\$510,000** Sold Date **07-Sep-21**

Distance **1.79km**



18 Ormonde Esplanade Harkness VIC 3337

 3  2  2

Sold Price **\$520,000** Sold Date **21-Oct-21**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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