

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

7 Wycombe Road 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

\$545,000

or range
between

&

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

53 Willandra Boulevard Harkness VIC 3337	\$545,000	16-Sep-21
15 Native Way Kurunjang VIC 3337	\$530,000	08-Sep-21
20 Bellbird Street Kurunjang VIC 3337	\$565,000	19-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: 12 November 2021

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**53 Willandra Boulevard Harkness
 VIC 3337**

Sold Price **\$545,000** Sold Date **16-Sep-21**

 4  2  2

Distance **0.51km**

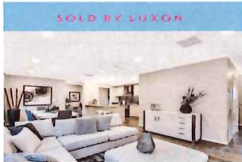


15 Native Way Kurunjang VIC 3337

Sold Price **\$530,000** Sold Date **08-Sep-21**

 4  2  2

Distance **1.25km**



**20 Bellbird Street Kurunjang VIC
 3337**

Sold Price ^{RS} **\$565,000** Sold Date **19-Aug-21**

 4  2  2

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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