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	22 SCARLET OAK 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	$649,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$542,500	Property type	House	Suburb	Harkness
Period-from	01 May 2021	to	30 Apr 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
11 RIVER VIEWS ROAD HARKNESS VIC 3337	$685,000	11-May-22
1 ELLESMERE GROVE MELTON WEST VIC 3337	$700,000	30-Mar-22
48 MERRYSTOWE WAY HARKNESS VIC 3337	$690,000	27-Nov-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: 13 May 2022

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11 RIVER VIEWS ROAD HARKNESS VIC 3337

4 2 2

Sold Price RS **$685,000** UN

Sold Date **11-May-22**

Distance **2.22km**



1 ELLESMERE GROVE MELTON WEST VIC 3337

4 2 2

Sold Price **$700,000**

Sold Date **30-Mar-22**

Distance **2.83km**



48 MERRYSTOWE WAY HARKNESS VIC 3337

3 2 5

Sold Price **$690,000**

Sold Date **27-Nov-21**

Distance **2.53km**

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

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