

## 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

2/13 Marlo Drive Harkness VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$399,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$348,000

Property type

Unit

Suburb

Harkness

Period-from

01 Dec 2019

to

30 Nov 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

1/2 Fishburn Grove Harkness VIC 3337	\$370,000	13-Jun-19
2/2 Fishburn Grove Harkness VIC 3337	\$380,000	18-Sep-19
2/4 Brazil Court Melton West VIC 3337	\$397,000	11-Jan-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: 01 December 2020



**1/2 Fishburn Grove Harkness VIC 3337**

 3  2  1

Sold Price

**\$370,000**

Sold Date

**13-Jun-19**

Distance

**0.05km**



**2/2 Fishburn Grove Harkness VIC 3337**

 3  2  1

Sold Price

**\$380,000**

Sold Date

**18-Sep-19**

Distance

**0.05km**



**2/4 Brazil Court Melton West VIC 3337**

 3  2  1

Sold Price

**\$397,000**

Sold Date

**11-Jan-20**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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