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**STATEMENT OF INFORMATION**

Single residential property located  
in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode 27 Burswood Circuit Harkness VIC 3337

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$479,000

**Median sale price**

Median price \$387,000

\*House ☒

Suburb Harkness

Period - From Feb 2017

to Jan 2018

Source Core Logic

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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 - 43 Granholm Grove Harkness VIC	\$455,000	22-Sep-17
2 - 6 Cooloongup Crescent Harkness VIC	\$460,000	12-Aug-17
3 - 22 Mint Boulevard Harkness VIC	\$440,000	23-Aug-17

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