



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$1.250.000 & \$1.350.000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 772.500 *House x *unit Suburb or locality Harkaway

Period - From Aug.2017 to Feb. 2018 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 20 Noack Road Harkaway	\$ 1.155.000	10-10-2017
2 98 Baker Road Harkaway	\$ 1.210.000	3-10-2017
3 3 Marks Court Harkaway	\$ 1.500.000	13-09-2017