

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

1/6 Borrowdale 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

or range
between

\$389,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jul 2020

to

30 Jun 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

1/16 Marlo Drive Harkness VIC 3337	\$400,000	25-Mar-21
4/4 Granholm Grove Harkness VIC 3337	\$405,000	13-Feb-21
2/78 Greenhills Drive Kurunjang VIC 3337	\$400,000	28-Jan-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: 01 July 2021



1/16 Marlo Drive Harkness VIC 3337 Sold Price **\$400,000** Sold Date **25-Mar-21**

3 2 2

Distance **0.23km**



4/4 Granholm Grove Harkness VIC 3337 Sold Price **\$405,000** Sold Date **13-Feb-21**

3 2 2

Distance **0.63km**



2/78 Greenhills Drive Kurunjang VIC 3337 Sold Price **\$400,000** Sold Date **28-Jan-21**

3 2 2

Distance **1.62km**



3/31 Kayla Way Kurunjang VIC 3337 Sold Price **\$365,000** Sold Date **14-Jan-21**

3 1 2

Distance **3.09km**



1/31 Kayla Way Kurunjang VIC 3337 Sold Price **\$360,000** Sold Date **04-Feb-21**

3 1 2

Distance **3.12km**



14/62 Andrew Street Melton South VIC 3338 Sold Price **\$304,000** Sold Date **08-Jan-21**

3 1 2

Distance **3.33km**

RS = Recent sale UN = Undisclosed Sale

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