

# 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

52 Cootamundra 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)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$450,000 Property Type House Suburb Harkness

Period - From 01/10/2018 to 30/09/2019 Source REIV

### 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 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	20 Cootamundra Cirt HARKNESS 3337	\$475,000	04/11/2019
2	3 Blossom Av HARKNESS 3337	\$460,000	25/08/2019
3	30 Peter Pan Cr KURUNJANG 3337	\$420,000	26/09/2019

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 six months.~~

This Statement of Information was prepared on:

16/01/2020 12:07



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**Property Type:** House  
**Land Size:** 592 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$420,000 - \$460,000  
**Median House Price**  
 Year ending September 2019: \$450,000

## Comparable Properties



**20 Cootamundra Cirt HARKNESS 3337 (REI/VG)**

Agent Comments

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**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 04/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 633 sqm approx

**3 Blossom Av HARKNESS 3337 (VG)**

Agent Comments

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**Price:** \$460,000  
**Method:** Sale  
**Date:** 25/08/2019  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx



**30 Peter Pan Cr KURUNJANG 3337 (REI/VG)**

Agent Comments

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**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 26/09/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 599 sqm approx