

## Statement of Information

Section 47AF of the Estate Agents Act 1980

## Property offered for sale 48 Long Forest Ave, HARKNESS 3337

### Indicative selling price

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

**Single price \$240,000**

### Median sale price

Median **Vacant Land** for **HARKNESS** for period **Jun 2018 - May 2019**  
Sourced from **Pricefinder**.

**\$227,500**

### 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 the most comparable to the property for sale.

<b>46 Long Forest Ave,</b> Harkness 3337	<b>Price \$225,000</b> Sold 19 March 2019
<b>49 Long Forest Ave,</b> Harkness 3337	<b>Price \$255,000</b> Sold 21 January 2019
<b>25 Long Forest Ave,</b> Harkness 3337	<b>Price \$250,000</b> Sold 25 October 2018

This Statement of Information was prepared on 9th Oct 2019


### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### The Sarain

14/242-244 caroline springs bvd,  
caroline springs VIC 3023

### Contact agents

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