

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

8 Colonial Way 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$257,000

Property type

Land

Suburb

Harkness

Period-from

01 Jan 2021

to

31 Dec 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

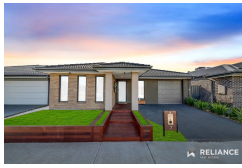
Date of sale

7 Colonial Way Harkness VIC 3337	\$510,000	12-Jan-22
30 Mercer Street Harkness VIC 3337	\$405,000	11-Jan-22
3 Torrance Drive Harkness VIC 3337	\$460,000	19-Nov-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: 25 January 2022



7 Colonial Way Harkness VIC 3337

Sold Price

^{RS}

\$510,000

Sold Date

12-Jan-22



3



2



1

Distance

0.04km



30 Mercer Street Harkness VIC 3337

Sold Price

^{RS}

\$405,000

Sold Date

11-Jan-22



3



1



1

Distance

0.13km



3 Torrance Drive Harkness VIC 3337

Sold Price

^{RS}

\$460,000

Sold Date

19-Nov-21



3



2



1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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