

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 ANDREAS COURT, Harkness, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$680,000 & \$730,000

Median sale price

Median price \$565,000 Property Type House Suburb Harkness (3337)
Period - From 01/09/2021 to 31/08/2022 Source Corelogic

Comparable property sales

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
49 MERRYSTOWE WAY, HARKNESS VIC 3337	\$690,000	29/06/2022
11 RIVER VIEWS ROAD, HARKNESS VIC 3337	\$685,000	20/04/2022
15 BLOSSOM AVENUE, HARKNESS VIC 3337	\$730,000	23/03/2022

This Statement of Information was prepared on: 14/09/2022