

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **101 Claret Ash Boulevard Harkness VIC 3337**

Indicative selling price

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

Single price \$530,000

Median sale price

Median price 387,000 House x Suburb Harkness
Period - From Jan-17 to Dec-17 Source Core Logic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 62 Oakpark Drive Harkness VIC 3337	\$520,000	25-Aug-17
2 79 Long Tree Drive Harkness VIC 3337	\$530,000	27-Sep-17
3 39 Long Tree Drive Harkness VIC 3337	\$540,000	21-Dec-17

Property data source: Core Logic. Generated on 24 January 2018.