

## 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

49 Long Tree Drive Harkness VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Harkness

Period-from

01 Oct 2020

to

30 Sep 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 41 Long Tree Drive Harkness VIC 3337 | \$610,000 | 28-Sep-21 |
| 18 Parris Avenue Harkness VIC 3337   | \$600,000 | 06-Jul-21 |
| 27 Ravida Avenue Harkness VIC 3337   | \$600,000 | 09-Aug-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: 18 October 2021



**41 Long Tree Drive Harkness VIC 3337**

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**28-Sep-21**

 4  2  2

Distance

**0.07km**



**18 Parris Avenue Harkness VIC 3337**

Sold Price

**\$600,000**

Sold Date

**06-Jul-21**

 4  2  2

Distance

**0.3km**



**27 Ravida Avenue Harkness VIC 3337**

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**09-Aug-21**

 4  2  2

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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