

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

7 Todman Court 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Harkness

Period-from

01 Jan 2020

to

31 Dec 2020

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

2 Tristron Court Harkness VIC 3337	\$422,000	08-Nov-20
34 Plover Street Melton VIC 3337	\$400,000	21-Dec-20
503 High Street Melton VIC 3337	\$410,000	28-Jul-20

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: 21 January 2021



Sales Local Expertz

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2 Tristron Court Harkness VIC 3337 Sold Price **\$422,000** Sold Date **08-Nov-20**

3 2 2

Distance **0.2km**



34 Plover Street Melton VIC 3337 Sold Price ^{RS} **\$400,000** Sold Date **21-Dec-20**

3 1 2

Distance **1.12km**



503 High Street Melton VIC 3337 Sold Price **\$410,000** Sold Date **28-Jul-20**

3 1 3

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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