

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

2 Parris Avenue, Harkness Vic 3337

Indicative selling price

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

Range between \$480,000

&

\$528,000

Median sale price

Median price \$510,000

Property Type House

Suburb Harkness

Period - From 30/08/2020

to

29/08/2021

Source REIV

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 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	3 Ravida Av HARKNESS 3337	\$527,000	21/04/2021
2	17 Burswood Cirt HARKNESS 3337	\$521,000	17/05/2021
3	27 Cooloongup Cr HARKNESS 3337	\$520,000	16/03/2021

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 six months.~~

This Statement of Information was prepared on:

30/08/2021 11:58



 4  2  2

Property Type: House
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
 \$480,000 - \$528,000
Median House Price
 30/08/2020 - 29/08/2021: \$510,000

Comparable Properties

3 Ravida Av HARKNESS 3337 (VG)

Agent Comments

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Price: \$527,000
Method: Sale
Date: 21/04/2021
Property Type: House (Res)
Land Size: 620 sqm approx



17 Burswood Cirt HARKNESS 3337 (REI)

Agent Comments

 4  2  2

Price: \$521,000
Method: Private Sale
Date: 17/05/2021
Property Type: House
Land Size: 448 sqm approx



27 Cooloongup Cr HARKNESS 3337 (REI/VG)

Agent Comments

 4  2  2

Price: \$520,000
Method: Private Sale
Date: 16/03/2021
Property Type: House
Land Size: 512 sqm approx

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