



we know west

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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

23 Allambee Drive 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$190,000

*House

*Unit

Suburb

Harkness

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

98 Lancers Drive Harkness VIC 3337	\$246,500	26-Nov-18
58 Mercer Street Harkness VIC 3337	\$250,000	22-Nov-18
15 Riverton Boulevard Harkness VIC 3337	\$250,000	09-Jan-19

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.~~

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98 Lancers Drive Harkness VIC 3337 Sold Price **\$246,500** Sold Date **26-Nov-18**

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Distance **0.38km**



58 Mercer Street Harkness VIC 3337 Sold Price **\$250,000** Sold Date **22-Nov-18**

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Distance **0.41km**

15 Riverton Boulevard Harkness VIC 3337 Sold Price

Sold Date **09-Jan-19**

 4  2  2

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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