

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 2 Rosemont Rise Harkness VIC 3337

Indicative selling price

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

Single price N/A or range between \$449,000 & \$479,000

Median sale price

Median price \$478,500 *House X *Unit Suburb Harkness Vic 3337

Period - From Apr 2018 to Mar 2019 Source Core Logic / RP data

Comparable property sales

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
4 Rosemont Rise Harkness VIC 3337	\$462,000	12-Nov-18
4 Carramar Drive Harkness VIC 3337	\$475,000	09-Feb-19
4 Lincoln Way Melton West VIC 3337	\$462,500	25-Oct-18