

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

3 Tristron 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,250

Property type

House

Suburb

Harkness

Period-from

01 Feb 2021

to

31 Jan 2022

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 Grosvenor Court Harkness VIC 3337	\$680,000	12-Jun-21
12 Scarborough Crescent Harkness VIC 3337	\$665,000	22-Jan-21
11 Grosvenor Court Harkness VIC 3337	\$590,000	15-Nov-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: 09 February 2022



2 Grosvenor Court Harkness VIC 3337

 4  2  10

Sold Price

\$680,000

Sold Date

12-Jun-21

Distance

0.19km



12 Scarborough Crescent Harkness VIC 3337

 4  2  2

Sold Price

\$665,000

Sold Date

22-Jan-21

Distance

0.24km



11 Grosvenor Court Harkness VIC 3337

 4  2  2

Sold Price

\$590,000

Sold Date

15-Nov-21

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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