

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 38 Stefan Drive Harkness VIC 3337

Indicative selling price

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

Single price \$439,000 or range between N/A & N/A

Median sale price

Median price \$423,000 *House X *Unit Suburb Harkness
Period - From Apr 2017 to Mar 2018 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
77 Featherhead Way Harkness VIC3337	\$425,000	26-Jan-18
46 Carramar Drive Harkness VIC3337	\$435,000	01-Feb-18
32 Gallery Avenue Harkness VIC3337	\$431,500	27-Feb-18