

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

7 Cherry Close 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

\$589,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Harkness

Period-from

01 Dec 2019

to

30 Nov 2020

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

8 Cherry Close Harkness VIC 3337	\$590,000	22-Jul-20
49 Long Forest Avenue Harkness VIC 3337	\$605,000	20-Oct-20
233 Bulmans Road Harkness VIC 3337	\$610,000	15-Jul-20

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: 04 December 2020



8 Cherry Close Harkness VIC 3337

Sold Price

\$590,000

Sold Date

22-Jul-20

4 2 2

Distance

0.01km



49 Long Forest Avenue Harkness VIC 3337

Sold Price

^{RS} **\$605,000**

Sold Date

20-Oct-20

4 2 2

Distance

0.67km



233 Bulmans Road Harkness VIC 3337

Sold Price

^{RS} **\$610,000**

Sold Date

15-Jul-20

4 2 2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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