

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

19 Mandurah Crescent, Harkness Vic 3337

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$593,000 Property Type House Suburb Harkness

Period - From 21/02/2022 to 20/02/2023 Source REIV

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
1	7 Braewood PI MELTON WEST 3337	\$600,000	07/10/2022
2	75 Westmelton Dr MELTON WEST 3337	\$580,000	13/09/2022
3	30 Coo롱gup Cr HARKNESS 3337	\$565,000	07/11/2022

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.~~

This Statement of Information was prepared on:

21/02/2023 18:01



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$570,000
Median House Price
21/02/2022 - 20/02/2023: \$593,000

Comparable Properties



7 Braewood PI MELTON WEST 3337 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 07/10/2022
Property Type: House (Res)
Land Size: 800 sqm approx



75 Westmelton Dr MELTON WEST 3337 (VG)

Agent Comments



Price: \$580,000
Method: Sale
Date: 13/09/2022
Property Type: House (Res)
Land Size: 900 sqm approx



30 Cooloongup Cr HARKNESS 3337 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 07/11/2022
Property Type: House
Land Size: 448 sqm approx