
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

120 Claret Ash Boulevard Harkness VIC 3337

Indicative selling price

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

Single price \$535,000

Median sale price

There have not been enough sales of Houses in Harkness to calculate a Median Sale Price

Median price 387,000

House x

Suburb Harkness

Period - From Feb-17

to Jan-18

Source Core Logic

Comparable property sales

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 39 Long Tree Drive Harkness VIC 3337	\$540,000	21-Dec-17
2 62 Oakpark Drive Harkness VIC 3337	\$520,000	25-Aug-17
3 45 Noranda Circuit Harkness VIC 3337	\$545,000	11-Feb-18

Property data source: Core Logic. Generated on 2^{1st} of February 2018.
