

## 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

27 Granholm Grove Harkness VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Harkness

Period-from

01 Mar 2019

to

29 Feb 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

6 Linacre Crescent Melton South VIC 3338	\$510,000	17-Mar-20
5 Moor Park Avenue Harkness VIC 3337	\$520,000	10-Mar-20
17 Pahn Court Brookfield VIC 3338	\$499,000	28-Jan-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: 24 March 2020