

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

2/9 Cooloongup Crescent 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

\$419,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Harkness

Period-from

01 Aug 2020

to

31 Jul 2021

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

1/21 Fishburn Grove Harkness VIC 3337	\$420,000	28-Apr-21
2/20 Marlo Drive Harkness VIC 3337	\$428,999	27-Jul-21
3/20 Marlo Drive Harkness VIC 3337	\$430,000	23-Jul-21

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: 02 August 2021


1/21 Fishburn Grove Harkness VIC 3337
 3  2  2

Sold Price

\$420,000

Sold Date

28-Apr-21

Distance

0.31km

2/20 Marlo Drive Harkness VIC 3337
 3  2  1

Sold Price

^{RS} **\$428,999**

Sold Date

27-Jul-21

Distance

0.36km

3/20 Marlo Drive Harkness VIC 3337
 3  2  1

Sold Price

^{RS} **\$430,000**

Sold Date

23-Jul-21

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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