

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 4 She Oak Court Harkness VIC 3337

Indicative selling price

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

Single price \$499,000

or range between N/A

&

N/A

Median sale price

Median price \$423,000

*House

X

*Unit

Suburb Harkness

Period - From Jun 2017

to

May 2018

Source

Core Logic / RP data

Comparable property sales

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 |
|------------------------------------|-----------|--------------|
| 28 Lomandra Bowl Harkness VIC 3337 | \$490,000 | 16-Feb-18 |
| 95 Caitlyn Drive Harkness VIC 3337 | \$480,000 | 08-Jun-18 |
| 4 Cobbler Street Harkness VIC 3337 | \$488,000 | 27-Jan-18 |