

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

47 Wanneroo Circuit Harkness VIC 3337

Indicative selling price

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

Single price \$529,000

Median sale price

Median price 423,000

House x

Suburb Harkness

Period - From Apr-17

to Mar-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 35 Bateman Drive Harkness VIC 3337	\$515,000	20-Dec-17
2 18 Chanticleer Avenue Harkness VIC 3337	\$520,000	05-Feb-18
3 101 Claret Ash Boulevard Harkness VIC 3337	\$530,000	23-Jan-18

Property data source: Core Logic. Generated on 10th of April 2018.