

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

2/14 Lady Penrhyn Drive 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

\$359,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,500

Property type

Unit

Suburb

Harkness

Period-from

01 May 2019

to

30 Apr 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

2/32 Lady Penrhyn Drive Harkness VIC 3337	\$369,000	30-Jan-20
14 Fishburn Grove Harkness VIC 3337	\$364,000	01-Feb-20
9 Joseph Place Harkness VIC 3337	\$360,000	20-Feb-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: 25 May 2020



2/32 Lady Penrhyn Drive Harkness VIC 3337

Sold Price

\$369,000

Sold Date

30-Jan-20



3



2



2

Distance

0.12km



14 Fishburn Grove Harkness VIC 3337

Sold Price

\$364,000

Sold Date

01-Feb-20



3



2



1

Distance

0.14km



9 Joseph Place Harkness VIC 3337

Sold Price

\$360,000

Sold Date

20-Feb-20



3



2



1

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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