

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

46 Merrystowe Way 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

\$439,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Harkness

Period-from

01 Jun 2019

to

31 May 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

21 Portman Avenue Harkness VIC 3337	\$450,000	24-Jan-20
10 Vasaliki Court Harkness VIC 3337	\$445,000	25-May-20
21 Hawthorn Avenue Harkness VIC 3337	\$440,000	01-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: 01 June 2020



21 Portman Avenue Harkness VIC 3337

Sold Price

\$450,000 Sold Date **24-Jan-20**

3 2 1

Distance **0.49km**



10 Vasaliki Court Harkness VIC 3337

Sold Price

^{RS} **\$445,000** Sold Date **25-May-20**

3 2 2

Distance **0.55km**



21 Hawthorn Avenue Harkness VIC 3337

Sold Price

\$440,000 Sold Date **01-Feb-20**

3 2 2

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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