

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

19 Harness Court Sydenham VIC 3037

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

\$629,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,750

Property type

House

Suburb

Sydenham

Period-from

01 Nov 2020

to

31 Oct 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

14 Normanby Street Sydenham VIC 3037	\$786,000	03-Jul-21
17 Morgan Court Hillside VIC 3037	\$715,000	26-Sep-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.

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we know west

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14 Normanby Street Sydenham VIC 3037

Sold Price

\$786,000

Sold Date

03-Jul-21



3



1



2

Distance

0.52km



17 Morgan Court Hillside VIC 3037

Sold Price

\$715,000

Sold Date

26-Sep-21



3



1



4

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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