

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

100 King Road Harkaway VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$949,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Harkaway

Period-from

01 Oct 2020

to

30 Sep 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

104 King Road Harkaway VIC 3806	\$885,000	11-May-21
1 Olive Avenue Harkaway VIC 3806	\$900,000	04-Aug-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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104 King Road Harkaway VIC 3806 Sold Price **\$885,000** Sold Date **11-May-21**

 3  1  2

Distance **0.04km**



1 Olive Avenue Harkaway VIC 3806 Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **04-Aug-21**

 4  2  2

Distance **0.39km**

Notes from your agent

t's a fixer-upper in beautiful Harkaway

Nestled in to the spectacular setting that is Harkaway, this 1960's built family residence is coming onto the market for the first time in almost 50 years. Starting from a solid base, this home could be the perfect starting point for your property dreams or a great location to raise your family in beautiful Harkaway.

RS = Recent sale **UN** = Undisclosed Sale

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