

## 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

20 Merrystowe Way Harkness VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$510,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Harkness

Period-from

01 Nov 2019

to

31 Oct 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 Parris Avenue Harkness VIC 3337	\$547,500	08-Oct-20
49 Merrystowe Way Harkness VIC 3337	\$532,500	13-Oct-20
40 Arnolds Creek Boulevard Harkness VIC 3337	\$525,000	29-Jul-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 November 2020

Seemaa Aiden  
P 03 8372 2040  
M 0433 361 052  
E csprings@reliancere.com.au



**21 Parris Avenue Harkness VIC 3337** Sold Price <sup>RS</sup> **\$547,500** <sup>UN</sup> Sold Date **08-Oct-20**

4 2 2

Distance **0.12km**



**49 Merrystowe Way Harkness VIC 3337** Sold Price <sup>RS</sup> **\$532,500** Sold Date **13-Oct-20**

4 2 3

Distance **0.23km**



**40 Arnolds Creek Boulevard Harkness VIC 3337** Sold Price **\$525,000** Sold Date **29-Jul-20**

4 2 2

Distance **0.35km**

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

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