

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 25 Leafy View Esp, HARKNESS 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$480,000

Median sale price

Median **House** for **HARKNESS** for period **Jan 2019 - Dec 2019**

Sourced from **Core Logic**.

\$471,750

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

25 Caruana Crescent,
Harkness 3337

Price \$470,000 Sold 06
August 2019

20 Ormond Esplanade,
Harkness 3337

Price \$450,000 Sold 16
December 2019

39 Oakpark Drive,
Harkness 3337

Price \$459,000 Sold 18 July
2019

This Statement of Information was prepared on 9th Jan 2020

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

House

5 beds

2 baths

2 parking

**361 Degrees Real Estate
Melton**

307-309 High Street,
Melton VIC 3337

Contact agents



Sandy Shahi

03 879 75588

0402 260 762

Sandy.shahi@361realestate.com.au



Anuj Narwal

03 879 75588

0410 120 588

anuj.narwal@361realestate.com.au

361