

## 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 Mercer Street 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Harkness

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 13 Union Street Harkness VIC 3337    | \$655,000 | 08-Oct-21 |
| 12 Casuarina Court Harkness VIC 3337 | \$605,000 | 24-Aug-21 |
| 52 Bateman Drive Harkness VIC 3337   | \$615,000 | 19-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.~~

This Statement of Information was prepared on: 29 November 2021



**13 Union Street Harkness VIC 3337**

Sold Price

RS

**\$655,000**

Sold Date

**08-Oct-21**



4



2



2

Distance

**0.21km**



**12 Casuarina Court Harkness VIC 3337**

Sold Price

**\$605,000**

Sold Date

**24-Aug-21**



3



3



2

Distance

**0.99km**



**52 Bateman Drive Harkness VIC 3337**

Sold Price

**\$615,000**

Sold Date

**19-Aug-21**



4



2



2

Distance

**1.57km**

RS = Recent sale

UN = Undisclosed Sale

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