

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

4/20 Marlo Drive Harkness VIC 3337

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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Other

Suburb

Harkness

Period-from

01 Sep 2020

to

31 Aug 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

1/6 Borrowdale Road Harkness VIC 3337	\$392,000	14-Jul-21
2/28 Scarborough Crescent Harkness VIC 3337	\$395,000	24-Jun-21
1/21 Fishburn Grove Harkness VIC 3337	\$420,000	28-Apr-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: 28 September 2021



1/6 Borrowdale Road Harkness VIC 3337

 3  2  2

Sold Price

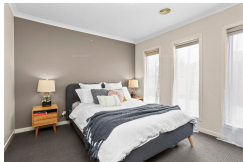
\$392,000

Sold Date

14-Jul-21

Distance

0.18km



2/28 Scarborough Crescent Harkness VIC 3337

 3  2  1

Sold Price

\$395,000

Sold Date

24-Jun-21

Distance

0.49km



1/21 Fishburn Grove Harkness VIC 3337

 3  2  2

Sold Price

\$420,000

Sold Date

28-Apr-21

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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