



STATEMENT OF INFORMATION

Prepared on 09 May 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

22 Ormonde Esplanade Harkness VIC 3337

4 2 2

Indicative Selling Price

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

Range between \$459,000 & \$499,000

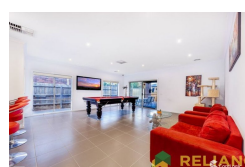
Median Sale Price

\$478,500 Houses in Harkness between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



4 Carramar Drive Harkness VIC 3337

3 2 2

Sold Price

\$475,000

Sold Date

09-Feb-19

Distance

0.53km



24 Noranda Circuit Harkness VIC 3337

3 2 3

Sold Price

\$475,000

Sold Date

08-Feb-19

Distance

0.76km



4 Sullivan Place Harkness VIC 3337

3 2 2

Sold Price ^{RS}

\$470,000

Sold Date

17-Apr-19

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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