

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

9 Torrance 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Harkness

Period-from

01 Jul 2020

to

30 Jun 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

6 Union Street Harkness VIC 3337	\$450,000	09-Feb-21
5 Barker Lane Harkness VIC 3337	\$440,000	22-Jan-21
1/10 Marlo Drive Harkness VIC 3337	\$450,000	27-Mar-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: 05 July 2021



6 Union Street Harkness VIC 3337

Sold Price

\$450,000

Sold Date

09-Feb-21



3



2



2

Distance

0.24km



5 Barker Lane Harkness VIC 3337

Sold Price

\$440,000

Sold Date

22-Jan-21



3



2



2

Distance

0.57km



1/10 Marlo Drive Harkness VIC 3337

Sold Price

\$450,000

Sold Date

27-Mar-21



3



2



1

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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