

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

69 Long Tree 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$242,500

Property type

Land

Suburb

Harkness

Period-from

01 Dec 2019

to

30 Nov 2020

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

49 Merrystowe Way Harkness VIC 3337	\$532,500	13-Oct-20
25 Long Tree Drive Harkness VIC 3337	\$502,500	23-Nov-20
32 Carlyon Close Melton West VIC 3337	\$540,000	03-Aug-20

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: 18 December 2020



49 Merrystowe Way Harkness VIC
3337

Sold Price

\$532,500

Sold Date **13-Oct-20**

 4  2  3

Distance 0.36km



25 Long Tree Drive Harkness VIC
3337

Sold Price

RS \$502,500

Sold Date **23-Nov-20**

 4 2 2

Distance 0.39km



32 Carlyon Close Melton West VIC
3337

Sold Price

\$540,000

Sold Date 03-Aug-20

 4 2 2

Distance 0.51km

RS = Recent sale

UN = Undisclosed Sale

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