

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

**118 Claret Ash Boulevard Harkness VIC 3337**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$530,000

### Median sale price

There have not been enough sales of Houses in Harkness to calculate a Median Sale Price

Median price 387,000

House x

Suburb Harkness

Period - From Feb-17

to Jan-18

Source Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 39 Long Tree Drive Harkness VIC 3337 | \$540,000 | 21-Dec-17    |
| 2 62 Oakpark Drive Harkness VIC 3337   | \$520,000 | 25-Aug-17    |
| 3 45 Noranda Circuit Harkness VIC 3337 | \$545,000 | 11-Feb-18    |

Property data source: Core Logic. Generated on 2<sup>1st</sup> of February 2018.