

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 17 Burswood Circuit Harkness VIC 3337

Indicative selling price

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

Single price \$419,000

or range between N/A

&

N/A

Median sale price

Median price \$370,000

*House ☒

*Unit ☐

Suburb Harkness

Period - From Feb 2016

to Jan 2017

Source Core Logic / RP data

Comparable property sales

A* 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
9 Burswood Circuit Harkness VIC 3337	\$420,000	01-Jul-17
4 Connolly Drive Harkness VIC 3337	\$420,000	10-Jun-17
6 Noranda Circuit Harkness VIC 3337	\$405,000	28-Jun-17