

## 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

50 Arnolds Creek 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Harkness

Period-from

01 Nov 2018

to

31 Oct 2019

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 10 Burswood Circuit Harkness VIC 3337 | \$515,000 | 20-Aug-19 |
| 20 Gautam Grove Harkness VIC 3337     | \$520,000 | 22-Oct-19 |
| 23 Ravida Avenue Harkness VIC 3337    | \$515,000 | 01-Nov-19 |

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: 11 November 2019



10 Burswood Circuit Harkness VIC  
3337

Sold Price

<sup>RS</sup> \$515,000 Sold Date 20-Aug-19

4 2 4

Distance 0.52km



20 Gautam Grove Harkness VIC  
3337

Sold Price

<sup>RS</sup> \$520,000 Sold Date 22-Oct-19

4 2 2

Distance 0.65km



23 Ravida Avenue Harkness VIC  
3337

Sold Price

<sup>RS</sup> \$515,000 Sold Date 01-Nov-19

3 2 3

Distance 1.05km

RS = Recent sale

UN = Undisclosed Sale

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