

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 4/4 Granholm Grove Harkness VIC 3337

Indicative selling price

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

Single price or range between &

Median sale price

Median price *House ☐ *Unit ☒ Suburb
Period - From to Source

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 - 10/20-22 Roslyn Park Drive Harkness VIC 3337	\$322,500	25-Sep-18
2 - 2/14 Marlo Drive Harkness VIC 3337	\$325,000	12-Nov-18
3 - 1/15 Smoult Drive Kurunjang VIC 3337	\$310,000	22-Oct-18