

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

4/37 Lomandra Bowl 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jun 2019

to

31 May 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

1/38 Galilee Boulevard Harkness VIC 3337	\$385,000	16-Feb-20
2/4 Brazil Court Melton West VIC 3337	\$397,000	11-Jan-20
14 Fishburn Grove Harkness VIC 3337	\$364,000	01-Feb-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: 16 June 2020


1/38 Galilee Boulevard Harkness VIC 3337
 3  2  1

 Sold Price **\$385,000** Sold Date **16-Feb-20**

 Distance **0.94km**

2/4 Brazil Court Melton West VIC 3337
 3  2  1

 Sold Price **\$397,000** Sold Date **11-Jan-20**

 Distance **1.54km**

14 Fishburn Grove Harkness VIC 3337
 3  2  1

 Sold Price **\$364,000** Sold Date **01-Feb-20**

 Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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