

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 1 Anouk Way Harkness VIC 3337

Indicative selling price

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

Single price \$519,000

or range between N/A

&

N/A

Median sale price

Median price \$480,000

*House

X

*Unit

Suburb Harkness

Period - From 01 Aug 2018

to 31 Jul 2019

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
13 River Views Road Harkness VIC 3337	\$511,000	23-Mar-19
3 Andreas Court Harkness VIC 3337	\$518,000	25-Feb-19
1 Summer Court Harkness VIC 3337	\$510,000	28-May-19