

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**21 Hawthorn ave,  
HARKNESS 3337**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$445,000 - \$470,000**

### Median sale price

Median **House** for **HARKNESS** for period **Apr 2019 - Sep 2019**

Sourced from **PriceFinder**.

**\$469,000**

### 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 the most comparable to the property for sale.

**4 Arnold Creek,**  
Harkness 3337

Price **\$455,000** Sold 11  
November 2019

**11 Hawthorn Ave,**  
Harkness 3337

Price **\$457,000** Sold 18 May  
2019

**22 Ormonde Esp,**  
Harkness 3337

Price **\$460,000** Sold 18 May  
2019

This Statement of Information was prepared on 14th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

House



3 beds



2 baths



2 parking

**361**

### 361 Degrees Real Estate Melton

307-309 High Street,  
Melton VIC 3337

### Contact agents



**Anuj Narwal**

03 879 75588

0410 120 588

[anuj.narwal@361realestate.com.au](mailto:anuj.narwal@361realestate.com.au)



**Sandy Shahi**

03 879 75588

0402 260 762

[Sandy.shahi@361realestate.com.au](mailto:Sandy.shahi@361realestate.com.au)

**361**