

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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Property offered for sale

Address Including suburb and postcode	76 Lancers drive Harkness Vic 3337
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting(*Delete single price or range as applicable)

Single price	\$*	or range between	\$ 640,000	&	\$ 680,000
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Median sale price

Median price	\$ 569,000	Property type	House	Suburb	Harkness Vic 3337
Period - From	Jan 2022	to	June 2022	Source	Real estate.com

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 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 89 Aruma ave Harkness 3337	\$ 640,000	15/02/2022
2 72 Claudia cresc Kurunjang 3337	\$ 670,000	10/06/2022
3 23 Silvereye st Kurunjang 3337	\$ 640,000	07/06/2022

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 six months.~~

This Statement of Information was prepared on: 21 June 2022