

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 Robinia Court 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

or range
between

\$499,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Harkness

Period-from

01 May 2020

to

30 Apr 2021

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

27 Panorama Drive Harkness VIC 3337	\$554,000	30-Jan-21
6 Merrystowe Way Harkness VIC 3337	\$525,000	11-Jan-21
28 Gallery Avenue Harkness VIC 3337	\$530,000	08-May-21

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: 25 May 2021



27 Panorama Drive Harkness VIC 3337

4 2 2

Sold Price

\$554,000

Sold Date

30-Jan-21

Distance

0.26km



6 Merrystowe Way Harkness VIC 3337

4 2 2

Sold Price

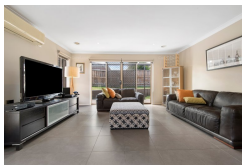
\$525,000

Sold Date

11-Jan-21

Distance

0.26km



28 Gallery Avenue Harkness VIC 3337

4 2 2

Sold Price

^{RS} **\$530,000**

Sold Date

08-May-21

Distance

0.27km



20 Merrystowe Way Harkness VIC 3337

4 2 2

Sold Price

\$521,000

Sold Date

12-Jan-21

Distance

0.38km



9 Anthony Court Melton West VIC 3337

4 2 6

Sold Price

\$530,000

Sold Date

06-Apr-21

Distance

0.48km



33 Merrystowe Way Harkness VIC 3337

4 2 2

Sold Price

\$558,000

Sold Date

08-Apr-21

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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17 Kalamunda Court Harkness VIC 3337

4 2 2

Sold Price

\$515,000

Sold Date

07-Jan-21

Distance

0.57km



343 Centenary Avenue Melton West VIC 3337

4 2 2

Sold Price

\$505,000

Sold Date

04-Feb-21

Distance

0.64km



265 Bulmans Road Harkness VIC 3337

4 2 2

Sold Price

^{RS} **\$555,000**

Sold Date

25-Mar-21

Distance

0.7km



8 Hawthorn Avenue Harkness VIC 3337

4 2 2

Sold Price

^{RS} **\$590,000**

Sold Date

06-Apr-21

Distance

0.7km



36 Ormonde Esplanade Harkness VIC 3337

4 2 2

Sold Price

\$480,000

Sold Date

27-Nov-20

Distance

0.73km



53 Long Tree Drive Harkness VIC 3337

4 2 2

Sold Price

\$575,000

Sold Date

24-Feb-21

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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