

## 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

78 Oakpark Drive Harkness VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Harkness

Period-from

01 Jun 2020

to

31 May 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 Moor Park Avenue Harkness VIC 3337 | \$600,000 | 10-Jan-21 |
| 12 Gautam Grove Harkness VIC 3337     | \$615,000 | 06-Jan-21 |
| 7 Cherry Close Harkness VIC 3337      | \$610,000 | 24-Dec-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: 02 June 2021



**27 Moor Park Avenue Harkness VIC 3337** Sold Price **\$600,000** Sold Date **10-Jan-21**

4 2 2

Distance **0.15km**



**12 Gautam Grove Harkness VIC 3337** Sold Price **\$615,000** Sold Date **06-Jan-21**

4 2 2

Distance **0.35km**



**7 Cherry Close Harkness VIC 3337** Sold Price **\$610,000** Sold Date **24-Dec-20**

4 2 2

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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