

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

3/16 Marlo Drive 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$348,500

Property type

Unit

Suburb

Harkness

Period-from

01 Apr 2020

to

31 Mar 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

1/16 Marlo Drive Harkness VIC 3337	\$400,000	16-Apr-21
2/13 Marlo Drive Harkness VIC 3337	\$400,000	04-Feb-21
4/4 Granholm Grove Harkness VIC 3337	\$405,000	13-Feb-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: 26 April 2021



1/16 Marlo Drive Harkness VIC 3337 Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **16-Apr-21**

 3  2  2

Distance **0.03km**



2/13 Marlo Drive Harkness VIC 3337 Sold Price **\$400,000** Sold Date **04-Feb-21**

 3  2  1

Distance **0.08km**



4/4 Granholm Grove Harkness VIC 3337 Sold Price **\$405,000** Sold Date **13-Feb-21**

 3  2  2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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