

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 Birch Lane 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

\$509,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Harkness

Period-from

01 Oct 2020

to

30 Sep 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

5 Cherry Close Harkness VIC 3337	\$530,000	24-Jul-21
104 Claret Ash Boulevard Harkness VIC 3337	\$530,000	22-May-21
327 Harkness Road Harkness VIC 3337	\$527,500	01-Jun-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.~~

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5 Cherry Close Harkness VIC 3337

Sold Price

\$530,000

Sold Date

24-Jul-21

4 2 2

Distance

0.15km



104 Claret Ash Boulevard Harkness VIC 3337

Sold Price

Sold Date

22-May-21

4 2 2

Distance

0.48km



327 Harkness Road Harkness VIC 3337

Sold Price

\$527,500

Sold Date

01-Jun-21

4 2 2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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