

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 22 Scenic Way, Harkness, Vic 3337.

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$249,000 or range between N/A & N/A

### Median sale price

Median price N/A \*House ☒ \*Unit ☒ Suburb Harkness  
Period - From Aug -18 to Nov -18 Source Core Logic / RP data

### Comparable property sales

**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
1 126 Claret Ash Boulevard Harkness VIC 3337	\$ 249,450	27-Aug-18
2 14 Riverton Boulevard Harkness VIC 3337	\$255,000	23-May-18
3 9 Orchid Avenue Harkness VIC 3337	\$265,000	23-May-18

**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.

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 14 Novl 2018