

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 9 Colonial Way Harkness

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$195,000 or range between N/A & N/A

Median sale price

Median price \$165,000 *House x *Unit Suburb Harkness
Period - From Aug 2017 to Jul 2018 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
64 Lancers Drive, Harkness VIC 3337	\$154,000	23-04-18
61 Lancers Drive, Harkness VIC 3337	\$190,000	22-02-18
51 Mercer Street, Harkness VIC 3337	\$210,000	20-03-18

~~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 created 10/08/18.