

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

17 Burswood Circuit 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

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Harkness

Period-from

01 Mar 2020

to

28 Feb 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

17 Kalamunda Court Harkness VIC 3337	\$515,000	07-Jan-21
62 Gallery Avenue Harkness VIC 3337	\$519,000	19-Oct-20
27 Cooloongup Crescent Harkness VIC 3337	\$520,000	16-Mar-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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17 Kalamunda Court Harkness VIC 3337

 4  2  2

Sold Price

\$515,000

Sold Date

07-Jan-21

Distance

0.14km



62 Gallery Avenue Harkness VIC 3337

 3  2  2

Sold Price

\$519,000

Sold Date

19-Oct-20

Distance

0.35km



27 Cooloongup Crescent Harkness VIC 3337

 4  2  2

Sold Price

^{RS} **\$520,000**

Sold Date

16-Mar-21

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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