

## 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

8 Woodland Rise Harkness VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$629,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2019

to

31 Jan 2020

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

2 Lakeside Court Harkness VIC 3337	\$630,000	20-Oct-19
312 Coburns Road Kurunjang VIC 3337	\$600,000	23-Sep-19
17 Hillcrest Court Harkness VIC 3337	\$640,000	27-Sep-19

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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**2 Lakeside Court Harkness VIC 3337**

 5  2  4

Sold Price **\$630,000** Sold Date **20-Oct-19**

Distance **0.44km**



**312 Coburns Road Kurunjang VIC 3337**

 4  2  2

Sold Price **\$600,000** Sold Date **23-Sep-19**

Distance **0.4km**



**17 Hillcrest Court Harkness VIC 3337**

 4  2  2

Sold Price **\$640,000** Sold Date **27-Sep-19**

Distance **0.17km**

**RS** = Recent sale **UN** = Undisclosed Sale

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