



OBrien Real Estate

Daniel Gallagher

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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

3 George Rae Avenue Harkaway VIC 3806

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

\$765,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

X

*Unit

Suburb

Harkaway

Period-from

to

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

28 Lorikeet Drive Berwick VIC 3806	\$825,000	23-May-19
4 Cowper Rise Berwick VIC 3806	\$840,000	08-Jul-19
20 Shannon Way Berwick VIC 3806	\$750,000	19-Apr-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.~~

This Statement of Information was prepared on: 28 August 2019

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28 Lorikeet Drive Berwick VIC 3806 Sold Price **\$825,000** Sold Date **23-May-19**

4 2 2

Distance **2.31km**



4 Cowper Rise Berwick VIC 3806 Sold Price **\$840,000^{UN}** Sold Date **08-Jul-19**

4 2 2

Distance **2.65km**



20 Shannon Way Berwick VIC 3806 Sold Price **\$750,000** Sold Date **19-Apr-19**

3 2 2

Distance **3.76km**



4 Bettina Court Berwick VIC 3806 Sold Price **\$785,000** Sold Date **29-Jun-19**

4 2 2

Distance **4.02km**



3 Andval Court Berwick VIC 3806 Sold Price **\$808,000** Sold Date **20-May-19**

4 2 2

Distance **4.76km**

RS = Recent sale

UN = Undisclosed Sale

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