

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 314 Centenary Avenue Harkness VIC 3337

Indicative selling price

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

Single price N/A or range between \$380,000 & \$410,000

Median sale price

Median price \$477,500 *House ☒ *Unit ☐ Suburb Harkness

Period - From 01 Oct 2017 to 30 Sep 2018 Source Core Logic / RP data

Comparable property sales

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- 316 Centenary Avenue HarknessVIC 3337	\$424,000	04-Nov-17
2- 3 Comic Court Harkness VIC 3337	\$415,000	31-Aug-18
3- 3 Galilee Boulevard Harkness VIC3337	\$420,000	21-Apr-18