

## 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

21 Long Forest Avenue 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

or range  
between

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

House

Suburb

Harkness

Period-from

01 Oct 2020

to

30 Sep 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

4 Shaheen Court Harkness VIC 3337	\$535,000	25-Mar-21
61 Chanticleer Avenue Harkness VIC 3337	\$520,000	06-Sep-21
6 Susan Place Harkness VIC 3337	\$517,000	18-Aug-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.~~

This Statement of Information was prepared on: 04 October 2021



**4 Shaheen Court Harkness VIC 3337** Sold Price **\$535,000** Sold Date **25-Mar-21**

 3  2  2

Distance **0.2km**



**61 Chanticleer Avenue Harkness VIC 3337** Sold Price <sup>RS</sup> **\$520,000** Sold Date **06-Sep-21**

 3  2  2

Distance **0.3km**



**6 Susan Place Harkness VIC 3337** Sold Price **\$517,000** Sold Date **18-Aug-21**

 3  2  2

Distance **0.44km**

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

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