

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

143 Claret Ash Boulevard 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

or range
between

\$539,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Harkness

Period-from

01 Mar 2019

to

29 Feb 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

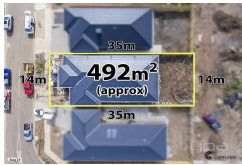
Date of sale

55 Long Forest Avenue Harkness VIC 3337	\$545,000	12-Nov-19
12 Lawrence Avenue Harkness VIC 3337	\$550,000	20-Feb-20
13 Priscilla Court Harkness VIC 3337	\$545,000	04-Feb-20

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 March 2020



55 Long Forest Avenue Harkness VIC 3337

Sold Price

\$545,000

Sold Date

12-Nov-19

4 2 2

Distance

0.32km



12 Lawrence Avenue Harkness VIC 3337

Sold Price

^{RS} **\$550,000**

Sold Date

20-Feb-20

4 2 2

Distance

1.19km



13 Priscilla Court Harkness VIC 3337

Sold Price

^{RS} **\$545,000**

Sold Date

04-Feb-20

5 2 2

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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