

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

3/22 Marlo Drive 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

\$359,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Harkness

Period-from

01 Apr 2020

to

31 Mar 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

2/22 Marlo Drive Harkness VIC 3337	\$370,000	04-Mar-21
1/10 Reidy Rise Harkness VIC 3337	\$385,000	08-Jan-21
28/20-22 Roslyn Park Drive Harkness VIC 3337	\$395,000	18-Feb-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: 06 April 2021



2/22 Marlo Drive Harkness VIC 3337 Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **04-Mar-21**

3 2 1

Distance **0.01km**



1/10 Reidy Rise Harkness VIC 3337 Sold Price **\$385,000** Sold Date **08-Jan-21**

3 2 1

Distance **0.7km**



28/20-22 Roslyn Park Drive Harkness VIC 3337 Sold Price **\$395,000** Sold Date **18-Feb-21**

3 2 1

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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