

## 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

8 Oakbank Court 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

\$339,000

&

\$349,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2019

to

31 Jan 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

25 Parkleigh Drive Kurunjang VIC 3337	\$349,000	13-Sep-19
2/21 Cambrian Way Melton West VIC 3337	\$345,300	29-Oct-19
3/39 Scott Street Melton VIC 3337	\$344,000	26-Oct-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: 01 February 2020



## 25 Parkleigh Drive Kurunjang VIC 3337

Sold Price

**\$349,000**

Sold Date

**13-Sep-19**

3

1

1

Distance

**1.09km**



## 2/21 Cambrian Way Melton West VIC 3337

Sold Price

**\$345,300**

Sold Date

**29-Oct-19**

3

1

1

Distance

**1.57km**



## 3/39 Scott Street Melton VIC 3337

Sold Price

**\$344,000**

Sold Date

**26-Oct-19**

3

1

1

Distance

**1.64km**

RS = Recent sale

UN = Undisclosed Sale

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