

## 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

7 Todman 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

\$379,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$233,000

Property type

Land

Suburb

Harkness

Period-from

01 Nov 2018

to

31 Oct 2019

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 Wyatt Place Melton West VIC 3337	\$390,000	27-Jul-19
31 Gamalite Drive Harkness VIC 3337	\$392,000	11-Sep-19
4 Morrow Street Melton West VIC 3337	\$380,000	30-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 November 2019



**2 Wyatt Place Melton West VIC 3337**

3 1 2

Sold Price **\$390,000** Sold Date **27-Jul-19**

Distance **0.27km**



**31 Gamalite Drive Harkness VIC 3337**

3 1 1

Sold Price **\$392,000** Sold Date **11-Sep-19**

Distance **0.27km**



**4 Morrow Street Melton West VIC 3337**

3 1 2

Sold Price **\$380,000** Sold Date **30-Oct-19**

Distance **1.12km**

RS = Recent sale UN = Undisclosed Sale

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