

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Trafford Lane 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

\$399,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

*House

X

*Unit

Suburb

Harkness

Period-from

01 Aug 2018

to

31 Jul 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

3 Inchcape Place Melton West VIC 3337	\$380,000	09-Aug-19
3 Casey Court Melton VIC 3337	\$385,000	30-Jul-19
32 Pinrush Road Brookfield VIC 3338	\$405,000	29-Jul-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.~~

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3 Inchcape Place Melton West VIC 3337

Sold Price

^{RS} **\$380,000** Sold Date **09-Aug-19**

 4  2  2

Distance **2.04km**



3 Casey Court Melton VIC 3337

Sold Price

^{RS} **\$385,000** ^{UN} Sold Date **30-Jul-19**

 3  1  4

Distance **3.32km**



32 Pinrush Road Brookfield VIC 3338

Sold Price

^{RS} **\$405,000** Sold Date **29-Jul-19**

 4  2  2

Distance **4.32km**

RS = Recent sale

UN = Undisclosed Sale

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