

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

2/8 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

\$459,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Harkness

Period-from

01 Apr 2021

to

31 Mar 2022

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

1 FLEMINGS AVENUE HARKNESS VIC 3337	\$480,000	09-Mar-22
44 GALLERY AVENUE HARKNESS VIC 3337	\$477,500	13-Jan-22
1/11 GLENFIELD AVENUE MELTON WEST VIC 3337	\$475,000	10-Jan-22

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: 26 April 2022



1 FLEMINGS AVENUE HARKNESS VIC 3337

3 2 1

Sold Price

\$480,000

Sold Date **09-Mar-22**

Distance **0.45km**



44 GALLERY AVENUE HARKNESS VIC 3337

3 2 1

Sold Price

\$477,500

Sold Date **13-Jan-22**

Distance **0.53km**



1/11 GLENFIELD AVENUE MELTON WEST VIC 3337

3 2 1

Sold Price

\$475,000

Sold Date **10-Jan-22**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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