

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

4 Todman Court 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

\$440,000

&

\$460,000

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 Benjamin Court Kurunjang VIC 3337	\$445,000	10-May-19
31 John Batman Drive Melton West VIC 3337	\$450,000	13-May-19
17 Brennan Street Melton South VIC 3338	\$447,000	15-Mar-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 Benjamin Court Kurunjang VIC 3337

Sold Price **\$445,000** Sold Date **10-May-19**

 4  2  2

Distance **0.97km**

31 John Batman Drive Melton West VIC 3337

Sold Price **\$450,000** Sold Date **13-May-19**

 4  2  2

Distance **1.88km**



17 Brennan Street Melton South VIC 3338

Sold Price **\$447,000** Sold Date **15-Mar-19**

 3  2  2

Distance **3.93km**

RS = Recent sale

UN = Undisclosed Sale

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