

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 GAMALITE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Harkness

Period-from

01 Jan 2022

to

31 Dec 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 ARGYLL CIRCUIT MELTON WEST VIC 3337	\$500,000	15-Oct-22
5 HEWSON STREET MELTON VIC 3337	\$525,000	28-Jul-22
8 HUDSON PLACE MELTON VIC 3337	\$495,000	02-Dec-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: 09 January 2023



1 ARGYLL CIRCUIT MELTON WEST VIC 3337

3 1 1

Sold Price

\$500,000

Sold Date

15-Oct-22

Distance

0.61km



5 HEWSON STREET MELTON VIC 3337

3 1 2

Sold Price

\$525,000

Sold Date

28-Jul-22

Distance

1.72km



8 HUDSON PLACE MELTON VIC 3337

3 1 2

Sold Price

^{RS} **\$495,000**

Sold Date

02-Dec-22

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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