

## 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 1 Lady Penrhyn Drive Harkness VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$359,000

or range between N/A

&

N/A

### Median sale price

Median price \$395,000

\*House

X

\*Unit

Suburb Harkness

Period - From Apr 2017

to Mar 2018

Source Core Logic / RP data

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

Address of comparable property	Price	Date of sale
25 Cooloongup Crescent Harkness VIC 3337	\$323,000	08-Dec-17
15 Casuarina Court Harkness VIC 3337	\$352,000	26-Oct-17