

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 Hawthorn Avenue 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2020

to

31 Jan 2021

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

9 Hawthorn Avenue Harkness VIC 3337	\$570,000	18-Jul-20
8 Cherry Close Harkness VIC 3337	\$590,000	22-Jul-20
58 Arnolds Creek Boulevard Harkness VIC 3337	\$580,000	19-Oct-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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9 Hawthorn Avenue Harkness VIC 3337

4 2 2

Sold Price

\$570,000

Sold Date

18-Jul-20

Distance

0.07km



8 Cherry Close Harkness VIC 3337

4 2 2

Sold Price

\$590,000

Sold Date

22-Jul-20

Distance

0.25km



58 Arnolds Creek Boulevard Harkness VIC 3337

4 2 2

Sold Price

\$580,000

Sold Date

19-Oct-19

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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