



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$1,375,000 & \$1,512,500

Median sale price

(*Delete house or unit as applicable)

Median price \$717,000 *House x *unit Suburb or locality Harkaway

Period - From October 2017 to December 2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 2 Noack Road, Harkaway (improved)	\$1,400,000	01/03/2018
2 Lot 5, 20 Noack Road, Harkaway (vacant land)	\$1,155,000	10/10/2017
3 9 Rowallan Avenue, Harkaway (improved)	\$1,735,000	19/01/2018