

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

49 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

\$629,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2019

to

31 Jan 2020

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

Address of comparable property	Price	Date of sale
2 Lakeside Court Harkness VIC 3337	\$630,000	20-Oct-19
17 Hillcrest Court Harkness VIC 3337	\$640,000	27-Sep-19
313 Centenary Avenue Melton West VIC 3337	\$600,000	16-Jan-20

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: 18 February 2020