

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 54 Bateman Drive, Harkness

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$499,000 or range between &

Median sale price

Median price 423,000 *House ☒ Suburb Harkness
Period - From Apr 2017 to Mar 2018 Source Core Logic / RP data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 - 35 Bateman Drive Harkness VIC	515,000	20-Dec-17
2 - 24 Mandurah Crescent Harkness	490,000	24-Nov-17
3 - 8 Charlotte Avenue Harkness VIC	520,000	31-Oct-17