

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 27 Bateman Drive, Harkness Vic 3337

Indicative selling price

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

\$495,000

&

\$510,000

Median sale price

Median price \$460,000

Property type House

Suburb Harkness

Period - From 01/01/2020

to

31/03/2020

Source REIV

Comparable property sales

A* 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 24 Mandurah Cr HARKNESS 3337	\$515,000	14/03/2020
2 37 Bateman Dr HARKNESS 3337	\$480,000	19/11/2019
3 25 Leafy View Esp HARKNESS 3337	\$470,000	11/01/2020

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 six months.~~

This Statement of Information was prepared on:

04/05/2020 13:26