

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

10/13 Fishburn Grove 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jul 2020

to

30 Jun 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

1/118 Palmerston Street Melton VIC 3337	\$367,500	23-Jun-21
3/29 McKenzie Street Melton VIC 3337	\$360,000	02-Mar-21
1/58 Andrew Street Melton South VIC 3338	\$345,000	06-Apr-21

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: 13 July 2021



1/118 Palmerston Street Melton VIC 3337

Sold Price

RS

\$367,500

Sold Date

23-Jun-21

2

1

1

Distance

2.77km



3/29 McKenzie Street Melton VIC 3337

Sold Price

\$360,000

Sold Date

02-Mar-21

2

1

1

Distance

3.1km



1/58 Andrew Street Melton South VIC 3338

Sold Price

\$345,000

Sold Date

06-Apr-21

2

1

1

Distance

3.62km

RS = Recent sale

UN = Undisclosed Sale

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