

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

1/12 Marlo 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

\$349,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$322,500

Property type

Unit

Suburb

Harkness

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/2 Fishburn Grove Harkness VIC 3337	\$370,000	13-Jun-19
16A Silber Court Melton West VIC 3337	\$369,000	09-Oct-19
2/16 Staton Crescent Melton West VIC 3337	\$379,000	01-Jul-19

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: 15 October 2019



1/2 Fishburn Grove Harkness VIC 3337

Sold Price

\$370,000

Sold Date

13-Jun-19

3 2 1

Distance

0.04km



16A Silber Court Melton West VIC 3337

Sold Price

^{RS} **\$369,000**

Sold Date

09-Oct-19

3 2 2

Distance

1.42km



2/16 Staton Crescent Melton West VIC 3337

Sold Price

\$379,000

Sold Date

01-Jul-19

3 2 1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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