

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

4/4 Granholm 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

or range
between

\$400,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$348,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jan 2020

to

31 Dec 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

Price

Date of sale

1/7 Reidy Rise Harkness VIC 3337	\$377,500	09-Oct-20
4/37 Lomandra Bowl Harkness VIC 3337	\$380,000	25-Jun-20
2/2 Candlebark Place Harkness VIC 3337	\$370,000	29-Jun-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: 19 January 2021



1/7 Reidy Rise Harkness VIC 3337

Sold Price

\$377,500

Sold Date **09-Oct-20**

 3  2  2

Distance **0.08km**



4/37 Lomandra Bowl Harkness VIC 3337

Sold Price

\$380,000

Sold Date **25-Jun-20**

 3  2  2

Distance **0.75km**



2/2 Candlebark Place Harkness VIC 3337

Sold Price

\$370,000

Sold Date **29-Jun-20**

 3  2  2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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