

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

47 Noranda Circuit 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$242,500

Property type

Land

Suburb

Harkness

Period-from

01 Dec 2019

to

30 Nov 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

32 Noranda Circuit Harkness VIC 3337	\$460,000	21-Jun-20
36 Noranda Circuit Harkness VIC 3337	\$480,000	22-Jun-20
11 Bateman Drive Harkness VIC 3337	\$464,000	09-Nov-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: 18 December 2020


32 Noranda Circuit Harkness VIC 3337

3 2 2

Sold Price

\$460,000

Sold Date

21-Jun-20

Distance

0.08km

36 Noranda Circuit Harkness VIC 3337

4 2 2

Sold Price

\$480,000

Sold Date

22-Jun-20

Distance

0.11km

11 Bateman Drive Harkness VIC 3337

4 2 2

Sold Price

^{RS} **\$464,000**

Sold Date

09-Nov-20

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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