

## 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

15 Mercer Street Harkness VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,750

Property type

House

Suburb

Harkness

Period-from

01 Jul 2019

to

30 Jun 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

9 Gallery Avenue Harkness VIC 3337	\$500,000	12-Jun-20
24 Granholm Grove Harkness VIC 3337	\$480,000	04-Feb-20
66 Aruma Avenue Harkness VIC 3337	\$500,000	24-Jan-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: 01 July 2020



### 9 Gallery Avenue Harkness VIC 3337

 4
  2
  2

Sold Price

<sup>RS</sup> **\$500,000** Sold Date **12-Jun-20**

Distance **2.45km**


### 24 Granholm Grove Harkness VIC 3337

 4
  2
  2

Sold Price

**\$480,000** Sold Date **04-Feb-20**

Distance **1.55km**


### 66 Aruma Avenue Harkness VIC 3337

 4
  2
  2

Sold Price

**\$500,000** Sold Date **24-Jan-20**

Distance **0.23km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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