

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

4/6 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

\$409,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,000

Property type

Unit

Suburb

Harkness

Period-from

01 Oct 2021

to

30 Sep 2022

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

| | | |
|------------------------------------|-----------|-----------|
| 1/190 COBURNS ROAD MELTON VIC 3337 | \$440,000 | 26-Apr-22 |
| | | |
| | | |

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 October 2022

**1/190 COBURNS ROAD MELTON
VIC 3337**

Sold Price

\$440,000

Sold Date

26-Apr-22

3



2



2

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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