

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 Arnolds Creek Boulevard 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

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

4 Carramar Drive Harkness VIC 3337	\$475,000	09-Feb-19
11 Hawthorn Avenue Harkness VIC 3337	\$457,000	18-May-19
5 Sullivan Place Harkness VIC 3337	\$475,000	15-Jun-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: 07 October 2019



4 Carramar Drive Harkness VIC 3337

3 2 2

Sold Price **\$475,000** Sold Date **09-Feb-19**

Distance **0.59km**



11 Hawthorn Avenue Harkness VIC 3337

3 2 2

Sold Price **\$457,000** Sold Date **18-May-19**

Distance **0.77km**



5 Sullivan Place Harkness VIC 3337

3 2 2

Sold Price **\$475,000** Sold Date **15-Jun-19**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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