

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

7 Chanticleer Avenue 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

\$539,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Harkness

Period-from

01 Apr 2020

to

31 Mar 2021

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

27 Panorama Drive Harkness VIC 3337	\$554,000	30-Jan-21
21 Parris Avenue Harkness VIC 3337	\$547,500	08-Oct-20
13 Sullivan Place Harkness VIC 3337	\$560,000	10-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: 22 April 2021



27 Panorama Drive Harkness VIC 3337

Sold Price

^{RS} **\$554,000**

Sold Date

30-Jan-21

4 2 2

Distance

0.8km



21 Parris Avenue Harkness VIC 3337

Sold Price

\$547,500

Sold Date

08-Oct-20

4 2 2

Distance

0.75km



13 Sullivan Place Harkness VIC 3337

Sold Price

\$560,000

Sold Date

10-Nov-20

4 2 2

Distance

0.63km



12 Lawrence Avenue Harkness VIC 3337

Sold Price

\$550,000

Sold Date

06-Feb-20

4 2 2

Distance

0.36km



6 Flemings Avenue Harkness VIC 3337

Sold Price

Sold Date

10-Nov-20

4 2 2

Distance

0.77km



49 Merrystowe Way Harkness VIC 3337

Sold Price

\$532,500

Sold Date

13-Oct-20

4 2 3

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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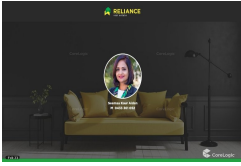
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**20 Merrystowe Way Harkness VIC
3337**

Sold Price

\$521,000

Sold Date

12-Jan-21

 4

 2

 2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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