

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 Renate Drive 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

House

Suburb

Harkness

Period-from

01 Sep 2020

to

31 Aug 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

2 Renate Drive Harkness VIC 3337	\$402,000	05-Jul-21
12 Featherhead Way Harkness VIC 3337	\$430,000	06-Jul-21
85 Caitlyn Drive Harkness VIC 3337	\$432,000	28-Apr-21

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.~~

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2 Renate Drive Harkness VIC 3337

Sold Price

\$402,000

Sold Date

05-Jul-21

3 2 1

Distance

0.01km



12 Featherhead Way Harkness VIC 3337

Sold Price

\$430,000

Sold Date

06-Jul-21

3 1 2

Distance

0.46km



85 Caitlyn Drive Harkness VIC 3337

Sold Price

\$432,000

Sold Date

28-Apr-21

3 2 2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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