

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Long Forrest Avenue Harkness

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$419,000 & \$435,000

^{\$435}

Median sale price

Median price \$480,000 *House x *Unit Suburb Harkness
Period - From Oct 17 to Sep 18 Source Core Logic / RP data

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 15 Shaheen Court Harkness	\$440,000	15 feb 18
2 57 Chanticleer Ave Harkness	\$453,000	20 jan 18
3 42 Oakpark Drive Harkness	\$450,000	5 jun 18

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 six months.

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 30 April 2017.

Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



Suburbville 88 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction

TYPE House

LAND 830m2



Suburbville 77 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction

TYPE House

LAND 830m2



Suburbville 66 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction

TYPE House

LAND 830m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 30 April 2017.