

## 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

27 Moor Park Avenue Harkness VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$579,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Harkness

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 49 Long Forest Avenue Harkness VIC 3337   | \$605,000 | 20-Oct-20 |
| 70 Claret Ash Boulevard Harkness VIC 3337 | \$582,000 | 23-Jun-20 |
| 9 Hawthorn Avenue Harkness VIC 3337       | \$570,000 | 18-Jul-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: 10 December 2020



### 49 Long Forest Avenue Harkness VIC 3337

Sold Price

RS \$605,000 Sold Date 20-Oct-20

4 2 2

Distance 0.3km



### 70 Claret Ash Boulevard Harkness VIC 3337

Sold Price

RS \$582,000 Sold Date 23-Jun-20

4 2 3

Distance 0.32km



### 9 Hawthorn Avenue Harkness VIC 3337

Sold Price

RS \$570,000 Sold Date 18-Jul-20

4 2 2

Distance 0.55km

RS = Recent sale

UN = Undisclosed Sale

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