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

189 BULMANS ROAD HARKNESS VIC 3337

Indicative selling price

Period-from

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

Single Price		or rang betwee	50/9000	&	\$669,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$570,000	Property type	House	Suburb	Harkness		

30 Apr 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2023

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.

to

Address of comparable property	Price	Date of sale
20 GALLERY AVENUE HARKNESS VIC 3337	\$640,000	01-Mar-24
102 WESTLAKE DRIVE MELTON WEST VIC 3337	\$650,000	04-Mar-24
6 LONG FOREST AVENUE HARKNESS VIC 3337	\$630,000	10-Apr-24

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: 30 May 2024



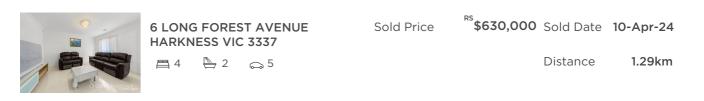
Corelogic

consumer.vic.gov.au



Sales Local Expertz M 0420428055 E admin@localexpertz.com.au

20 GALLERY AVENUE HARKNESS Sold Price \$640,000 Sold Date 01-Mar-24 VIC 3337 0.29km Distance 酉 4 2 $\square 2$ Sold Price \$650,000 Sold Date 04-Mar-24 **102 WESTLAKE DRIVE MELTON** WEST VIC 3337 Distance 0.75km 酉 4 2 🚔 ్ల 2



RS = Recent sale UN = Undisclosed Sale

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