

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	84 Lancers Drive Harkness, 3337
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$575,000.00 & \$595,000.00
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### Median sale price

Median price	\$585,000.00	Property Type	HOUSE	Suburb	HARKNESS
Period - From	01-Nov-2022	to	31-Oct-2023	Source	Corelogic

### Comparable property sales

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	74 MERCER STREET HARKNESS VIC 3337	\$520,000.00	18-Aug-2023
2	13 CONNOLLY DRIVE HARKNESS VIC 3337	\$510,000.00	24-Aug-2023
3	24 MERCER STREET HARKNESS VIC 3337	\$515,000.00	14-Aug-2023

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