
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 **8 Orchid Avenue Harkness VIC 3337**

Indicative selling price

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

Single price **N/A** or range between **\$499,000** & **\$529,000**

Median sale price

Median price **\$423,000** House **x** Suburb **Harkness**
Period - From **Apr-17** to **Mar-18** Source **Core Logic**

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
1 118 Claret Ash Boulevard Harkness VIC 3337	\$530,000	20-Feb-18
2 120 Claret Ash Boulevard Harkness VIC 3337	\$535,000	21-Feb-18
3 101 Claret Ash Boulevard Harkness VIC 3337	\$530,000	23-Jan-18