



Statement of Information

Sections 47AF of the Estate Agents Act 1980

53 LANCERS DRIVE, HARKNESS 3337

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$400,000 - \$420,000

Median sale price

Median **House** for **HARKNESS** for period **May 2017 - Apr 2018**

Sourced from **Pricefinder**.

\$423,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

7 Barker Lane,
Harkness 3337

Price **\$412,000** Sold 26 April
2018

Lot 1621 Torrance Dr,
Harkness 3337

Price **\$425,300** Sold 07
March 2018

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

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Biggin & Scott Melton

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