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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

2/7 Koonawarra Terrace Harkness VIC 3337
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### Indicative selling price

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

Single price 

N/A
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 or range between 

\$399,000
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 & 

\$419,000
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### Median sale price

Median price 

N/A
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 \*House 

X
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 \*Unit 

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 Suburb 

Harkness
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Period - From 

Jul 2017
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 to 

Jun 2018
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 Source 

Core Logic / RP data
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### Comparable property sales

**A\*** 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
4 Stefan Drive Harkness VIC 3337	\$415,000	28-Mar-18
9 Granholm Grove Harkness VIC 3337	\$412,000	08-Feb-18
12 Cooloongup Crescent Harkness VIC 3337	\$405,000	04-Apr-18

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