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	3 Royal Terrace Harkness

Indicative selling price

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

Single price	$ N/A	range between	$649,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median price	$480,000	*House	X	*Unit		Suburb	Harkness
Period - From	1 Sept 2018	to	31 Aug 2019			Source	Core Logic RP Data

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/ 37 Sovereign Boulevard Melton West VIC 3337	$690,000	4 May 19
2/ 42 Valley View Grove Harkness VIC 3337	$695,000	15 July 19
3/ 7 Regent Place Harkness VIC 3337	$650,000	13 July 19