



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 34 Valley View Grove, HARKNESS 3337

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$760,000 - \$820,000**

### Median sale price

Median **House** for **HARKNESS** for period **Jul 2018 - Jun 2019**

Sourced from **PRICEFINDER**.

**\$481,000**

### 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 HILLCREST COURT,**  
HARKNESS 3337

Price **\$700,000** Sold 09  
February 2019

**22 PRINCETON AVENUE,**  
HARKNESS 3337

Price **\$765,000** Sold 04 April  
2019

**42 VALLEY VIEW GROVE,**  
HARKNESS 3337

Price **\$695,000** Sold 15 July  
2019

This Statement of Information was prepared on 17th Oct 2019

### 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.

### 361 Degrees Real Estate Melton

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### Contact agents



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