



Statement of Information

Section n 47AF of the Estate Agents Act 1980

Property offered for sale
**8 Noranda Circuit,
HARKNESS 3337**

House

3 beds

2 baths

2 parking

Biggin Scott

Indicative selling price

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

Range \$399,000 - \$429,000

Median sale price

Median **House** for **HARKNESS** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$472,000

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.

5 Sugar Berry Rise,
Harkness 3337

Price **\$515,000** Sold 14
October 2019

51 Coo loongup Cres,
Harkness 3337

Price **\$422,000** Sold 28
August 2019

49 Riverbank Blvd,
Harkness 3337

Price **\$469,000** Sold 10
September 2019

This Statement of Information was prepared on 7th Nov 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.

Biggin & Scott Melton

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Contact agents



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