

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**11 Dion Place,  
HARKNESS 3337**

### Indicative selling price

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

**Range \$549,000 - \$569,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$475,000**

### 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.

**43 Riverbank Blvd,**  
Harkness 3337

Price **\$600,000** Sold 25  
September 2019

**10 Daisy cct,**  
Harkness 3337

Price **\$565,000** Sold 19  
August 2019

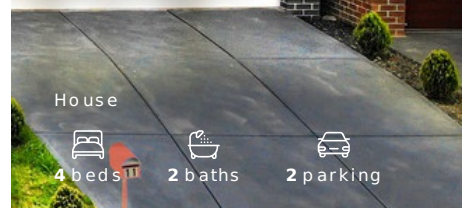
**195 Bulmans road,**  
Harkness 3337

Price **\$600,000** Sold 29  
March 2019

This Statement of Information was prepared on 3rd 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.



### Biggin & Scott Melton

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### Contact agents



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