



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 25 Leafy View Esplanade, HARKNESS 3337

House

4 beds

2 baths

2 parking

Indicative selling price

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

Range \$490,000 - \$530,000

Median sale price

Median **House** for **HARKNESS** for period **Oct 2018 - Sep 2019**
Sourced from **Pricefinder**.

\$475,000

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 the most comparable to the property for sale.

70 OakPark Dr.
Harkness 3337

Price **\$510,000** Sold 13
August 2019

8 Caruana Cres.
Harkness 3337

Price **\$530,000** Sold 13 July
2019

40 Portman Ave.
Harkness 3337

Price **\$493,000** Sold 06
April 2019

This Statement of Information was prepared on 18th 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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