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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

41 Oakpark Drive Harkness VIC 3337

4 2 2

### Indicative Selling Price

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

Single Price \$450,000

### Median Sale Price

\$477,500 Houses in Harkness between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**5 Cherry Close Harkness VIC 3337**

Sold Price

**\$470,000**

Sold Date

**11-May-18**

4 2 2

Distance

**0.11km**



**44 Cooloongup Crescent Harkness VIC 3337**

Sold Price

**\$482,500**

Sold Date

**09-Jul-18**

4 2 2

Distance

**1.08km**

**25 Connolly Drive Harkness VIC 3337**

Sold Price

**\$450,000**

Sold Date

**14-Jun-18**

4 2 2

Distance

**1.18km**

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