

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**40 Caitlyn drive,
HARKNESS 3337**

House



3 beds



2 baths



1 parking

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 **Apr 2018 - Sep 2018**

Sourced from **Pricefinder**.

\$488,000

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.

77 Caitlyn drive,
Harkness 3337

Price **\$425,000** Sold 04
March 2018

10 Stefan drive,
Harkness 3337

Price **\$410,000** Sold 16
August 2018

1 Barker lane,
Harkness 3337

Price **\$400,000** Sold 28 July
2018

This Statement of Information was prepared on 16th Sep 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.

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