

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Joseph Place Harkness VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$409,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,250

Property type

House

Suburb

Harkness

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

4 Renate Drive Harkness VIC 3337	\$426,300	04-Oct-21
3 Torrance Drive Harkness VIC 3337	\$460,000	19-Nov-21
52 Gallery Avenue Harkness VIC 3337	\$450,000	05-Aug-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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4 Renate Drive Harkness VIC 3337

Sold Price

\$426,300 Sold Date **04-Oct-21**

3 2 1

Distance **0.46km**



3 Torrance Drive Harkness VIC 3337

Sold Price

^{RS} **\$460,000** Sold Date **19-Nov-21**

3 2 1

Distance **0.84km**



52 Gallery Avenue Harkness VIC 3337

Sold Price

\$450,000 Sold Date **05-Aug-21**

3 2 1

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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