

## 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

34 FEATHERHEAD WAY HARKNESS VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$449,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Harkness

Period-from

01 Jun 2021

to

31 May 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

7 COBBLER STREET HARKNESS VIC 3337	\$472,000	08-Feb-22
6 LEWEN LANE HARKNESS VIC 3337	\$478,000	25-Feb-22
4 KARINYA WAY HARKNESS VIC 3337	\$475,000	18-Feb-22

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.~~

This Statement of Information was prepared on: 27 June 2022



**7 COBBLER STREET HARKNESS  
 VIC 3337**

 3  2  2

Sold Price **\$472,000** Sold Date **08-Feb-22**

Distance **0.19km**



**6 LEWEN LANE HARKNESS VIC  
 3337**

 4  2  1

Sold Price **\$478,000** Sold Date **25-Feb-22**

Distance **0.37km**



**4 KARINYA WAY HARKNESS VIC  
 3337**

 3  2  1

Sold Price **\$475,000** Sold Date **18-Feb-22**

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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