

## 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

40 Carramar Drive 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

\$459,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$521,000

Property type

House

Suburb

Harkness

Period-from

01 Dec 2020

to

30 Nov 2021

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

8 Fishburn Grove Harkness VIC 3337	\$490,500	04-Oct-21
9 Bateman Drive Harkness VIC 3337	\$482,000	06-Jul-21
2 Biscay Court Harkness VIC 3337	\$465,000	03-Sep-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.~~

This Statement of Information was prepared on: 21 December 2021



**8 Fishburn Grove Harkness VIC 3337**

 4  2  1

Sold Price **\$490,500** Sold Date **04-Oct-21**

Distance **0.46km**



**9 Bateman Drive Harkness VIC 3337**

 4  2  2

Sold Price **\$482,000** Sold Date **06-Jul-21**

Distance **0.57km**



**2 Biscay Court Harkness VIC 3337**

 3  2  2

Sold Price **\$465,000** Sold Date **03-Sep-21**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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