

## 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

85 CAITLYN 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

\$585,000

Property type

House

Suburb

Harkness

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/6 BORROWDALE ROAD HARKNESS VIC 3337	\$475,000	25-Aug-23
15 MURNONG MEWS HARKNESS VIC 3337	\$475,000	22-Jul-23
40 COOLOONGUP CRESCENT HARKNESS VIC 3337	\$490,000	04-Jul-23

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: 23 September 2023



**1/6 BORROWDALE ROAD  
HARKNESS VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$475,000** <sup>UN</sup> Sold Date **25-Aug-23**

Distance **1.07km**



**15 MURNONG MEWS HARKNESS  
VIC 3337**

 3  1  2

Sold Price **\$475,000** Sold Date **22-Jul-23**

Distance **0.83km**



**40 COOLOONGUP CRESCENT  
HARKNESS VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$490,000** Sold Date **04-Jul-23**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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