

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

30 CARUANA CRESCENT 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

\$549,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Land

Suburb

Harkness

Period-from

01 May 2021

to

30 Apr 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

14 STEPHANIE WAY HARKNESS VIC 3337	\$550,000	06-Apr-22
7 LAWRENCE AVENUE HARKNESS VIC 3337	\$565,000	31-Mar-22
35 RIVER VIEWS ROAD HARKNESS VIC 3337	\$570,000	24-Jan-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: 10 May 2022



**14 STEPHANIE WAY HARKNESS
VIC 3337**

3 2 2

Sold Price

^{RS} **\$550,000**

Sold Date **06-Apr-22**

Distance **0.08km**



**7 LAWRENCE AVENUE HARKNESS
VIC 3337**

3 2 2

Sold Price

^{RS} **\$565,000**

Sold Date **31-Mar-22**

Distance **0.15km**

7 Lawrence Avenue, Melton West



**35 RIVER VIEWS ROAD HARKNESS
VIC 3337**

4 2 2

Sold Price

\$570,000

Sold Date **24-Jan-22**

Distance **0.53km**

35 River Views Road, Harkness

RS = Recent sale **UN** = Undisclosed Sale

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