

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

3/7 FISHBURN GROVE 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

\$419,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Harkness

Period-from

01 Aug 2021

to

31 Jul 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

2/8 MARLO DRIVE HARKNESS VIC 3337	\$470,000	16-May-22
1/3 FISHBURN GROVE HARKNESS VIC 3337	\$430,000	08-Mar-22
1/15 CARRAMAR DRIVE HARKNESS VIC 3337	\$470,000	29-Mar-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: 02 August 2022



2/8 MARLO DRIVE HARKNESS VIC 3337 Sold Price **\$470,000** Sold Date **16-May-22**

 3  2  1

Distance **0.1km**



1/3 FISHBURN GROVE HARKNESS VIC 3337 Sold Price **\$430,000** Sold Date **08-Mar-22**

 3  2  2

Distance **0.04km**



1/15 CARRAMAR DRIVE HARKNESS VIC 3337 Sold Price **\$470,000** Sold Date **29-Mar-22**

 3  2  1

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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