

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

6 CHERRY CLOSE 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

\$500,000

&

\$530,000

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

14 MEDINA COURT HARKNESS VIC 3337	\$515,000	19-Jun-23
13 CONNOLLY DRIVE HARKNESS VIC 3337	\$510,000	24-Aug-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: 07 September 2023



14 MEDINA COURT HARKNESS VIC 3337

Sold Price

\$515,000

Sold Date

19-Jun-23

4 2 2

Distance

1.28km



13 CONNOLLY DRIVE HARKNESS VIC 3337

Sold Price

^{RS} **\$510,000**

Sold Date

24-Aug-23

4 2 2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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