

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

27/9 PETREA PLACE 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jan 2022

to

31 Dec 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

5/9 PETREA PLACE HARKNESS VIC 3337	\$290,000	12-Dec-22
20/9 PETREA PLACE HARKNESS VIC 3337	\$280,000	08-Aug-22
34/9 PETREA PLACE HARKNESS VIC 3337	\$270,000	03-Aug-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: 31 January 2023



5/9 PETREA PLACE HARKNESS VIC 3337 Sold Price ^{RS} **\$290,000** Sold Date **12-Dec-22**
 Distance **0km**

2 1 1



20/9 PETREA PLACE HARKNESS VIC 3337 Sold Price **\$280,000** Sold Date **08-Aug-22**
 Distance **0km**

2 1 1



34/9 PETREA PLACE HARKNESS VIC 3337 Sold Price **\$270,000** Sold Date **03-Aug-22**
 Distance **0km**

3 1 2

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

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