

## 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

7 GROSVENOR COURT 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

\$689,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 Dec 2023

to

30 Nov 2024

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

8 HOMESTEAD CLOSE MELTON WEST VIC 3337	\$720,000	24-Jul-24
3 ELLESMERE GROVE MELTON WEST VIC 3337	\$710,000	21-Nov-24
13 POTTER LANE HARKNESS VIC 3337	\$690,000	28-Aug-24

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: 09 December 2024



**8 HOMESTEAD CLOSE MELTON WEST VIC 3337**

 4  2  2

Sold Price **\$720,000** Sold Date **24-Jul-24**

Distance **1.12km**



**3 ELLESMERE GROVE MELTON WEST VIC 3337**

 4  2  2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **21-Nov-24**

Distance **1.65km**



**13 POTTER LANE HARKNESS VIC 3337**

 4  2  2

Sold Price **\$690,000** Sold Date **28-Aug-24**

Distance **1.81km**

13 Potter Lane, Harkness

RS = Recent sale      UN = Undisclosed Sale

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