

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 FIELD AVENUE 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

\$639,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,250

Property type

House

Suburb

Harkness

Period-from

01 Nov 2021

to

31 Oct 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

1 FIDDLEWOOD TURN HARKNESS VIC 3337	\$650,000	14-Jul-22
50 WILLANDRA BOULEVARD HARKNESS VIC 3337	\$680,000	21-Sep-22
65 FEATHERHEAD WAY HARKNESS VIC 3337	\$660,000	17-Jul-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: 15 November 2022



**1 FIDDLEWOOD TURN HARKNESS
VIC 3337**

4 2 2

Sold Price

\$650,000

Sold Date

14-Jul-22

Distance

0.69km



**50 WILLANDRA BOULEVARD
HARKNESS VIC 3337**

4 2 2

Sold Price

\$680,000

Sold Date

21-Sep-22

Distance

0.1km



**65 FEATHERHEAD WAY
HARKNESS VIC 3337**

4 2 2

Sold Price

\$660,000

Sold Date

17-Jul-22

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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