

## 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

23 GOLDEN WATTLE WAY 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

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,555

Property type

House

Suburb

Harkness

Period-from

01 May 2021

to

30 Apr 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 18 FIELD AVENUE HARKNESS VIC 3337     | \$505,000 | 01-Mar-22 |
| 4 SATCHVILLE ROAD HARKNESS VIC 3337   | \$510,000 | 09-Feb-22 |
| 40 CARUANA CRESCENT HARKNESS VIC 3337 | \$480,000 | 16-Dec-21 |

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: 24 May 2022



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**18 FIELD AVENUE HARKNESS VIC 3337**

3 2 2

Sold Price

**\$505,000**

Sold Date

**01-Mar-22**

Distance

**0.42km**



**4 SATCHVILLE ROAD HARKNESS VIC 3337**

3 2 2

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**09-Feb-22**

Distance

**0.42km**



**40 CARUANA CRESCENT  
HARKNESS VIC 3337**

3 2 2

Sold Price

**\$480,000**

Sold Date

**16-Dec-21**

Distance

**1.85km**

RS = Recent sale

UN = Undisclosed Sale

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