

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 MAPLE CLOSE, HARKNESS, VICTORIA, 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$480,000 & \$525,000

Median sale price

Median price \$585,000 Property type HOUSE Suburb HARKNESS, VIC. 3337

Period - From 01 Nov 2022 to 31 Oct 2023 Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 40 GALLERY AVENUE, HARKNESS, VIC. 3337	\$525,000	8/8/2023
2. 11 FERDINAND PLACE, HARKNESS, VIC. 3337	\$520,000	24/8/2023
3. 15 SHAHEEN COURT, HARKNESS, VIC. 3337	\$559,000	22/11/2023

This Statement of Information was prepared on: 28th November 2023