

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

2/7 BURSWOOD CIRCUIT 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

\$439,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Harkness

Period-from

01 Oct 2022

to

30 Sep 2023

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
2/12 MARLO DRIVE HARKNESS VIC 3337	\$465,000	12-Jun-23
2/22 PANGBOURNE AVENUE HARKNESS VIC 3337	\$480,000	20-Apr-23
53 LANCERS DRIVE HARKNESS VIC 3337	\$452,000	21-Jul-23

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: 10 October 2023

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2/12 MARLO DRIVE HARKNESS VIC 3337 Sold Price **\$465,000** Sold Date **12-Jun-23**
Distance **0.25km**
3 2 1



2/22 PANGBOURNE AVENUE HARKNESS VIC 3337 Sold Price **\$480,000** Sold Date **20-Apr-23**
Distance **0.43km**
3 2 1



53 LANCERS DRIVE HARKNESS VIC 3337 Sold Price ^{RS} **\$452,000** Sold Date **21-Jul-23**
Distance **1.97km**
3 2 1

RS = Recent sale

UN = Undisclosed Sale

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