

## 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 Fiddlewood Turn 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

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

House

Suburb

Harkness

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 38 Cootamundra Circuit Harkness VIC 3337 | \$535,000 | 15-Apr-21 |
| 79 Aruma Avenue Harkness VIC 3337        | \$510,000 | 03-Aug-21 |
| 27 Gamalite Drive Harkness VIC 3337      | \$531,000 | 17-Jul-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: 11 October 2021



**38 Cootamundra Circuit Harkness VIC 3337**

 3  2  2

Sold Price

**\$535,000**

Sold Date

**15-Apr-21**

Distance

**0.37km**



**79 Aruma Avenue Harkness VIC 3337**

 3  2  2

Sold Price

**\$510,000**

Sold Date

**03-Aug-21**

Distance

**0.57km**



**27 Gamalite Drive Harkness VIC 3337**

 3  2  2

Sold Price

<sup>RS</sup> **\$531,000**

Sold Date

**17-Jul-21**

Distance

**0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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