

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

1/15 CARRAMAR DRIVE 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Harkness

Period-from

01 Mar 2021

to

28 Feb 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

3 TORRANCE DRIVE HARKNESS VIC 3337	\$460,000	19-Nov-21
1/3 WEEKS AVENUE HARKNESS VIC 3337	\$430,000	26-Nov-21
8 COLONIAL WAY HARKNESS VIC 3337	\$470,000	18-Feb-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: 22 March 2022



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**3 TORRANCE DRIVE HARKNESS
VIC 3337**

3 2 1

Sold Price

\$460,000

Sold Date

19-Nov-21

Distance

1.47km



**1/3 WEEKS AVENUE HARKNESS
VIC 3337**

3 2 1

Sold Price

\$430,000

Sold Date

26-Nov-21

Distance

1.42km



**8 COLONIAL WAY HARKNESS VIC
3337**

3 2 1

Sold Price

^{RS} **\$470,000**

Sold Date

18-Feb-22

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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