

## 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

73 FEATHERHEAD WAY HARKNESS VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,800

Property type

House

Suburb

Harkness

Period-from

01 Jun 2023

to

31 May 2024

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

7 GOLDEN WATTLE WAY HARKNESS VIC 3337	\$630,000	10-Feb-24
34 ROCKINGHAM CIRCUIT HARKNESS VIC 3337	\$615,000	06-Feb-24
3 NORANDA CIRCUIT HARKNESS VIC 3337	\$603,000	04-Apr-24

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: 15 June 2024



## 7 GOLDEN WATTLE WAY HARKNESS VIC 3337

4 2 -

Sold Price **\$630,000** Sold Date **10-Feb-24**

Distance **0.45km**



## 34 ROCKINGHAM CIRCUIT HARKNESS VIC 3337

4 2 2

Sold Price **\$615,000** Sold Date **06-Feb-24**

Distance **0.83km**



## 3 NORANDA CIRCUIT HARKNESS VIC 3337

4 2 2

Sold Price **\$603,000** Sold Date **04-Apr-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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