

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

9 ORCHID AVENUE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,000

Property type

House

Suburb

Harkness

Period-from

01 Apr 2024

to

31 Mar 2025

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

9 WANNEROO CIRCUIT HARKNESS VIC 3337	\$615,000	09-Oct-24
40 BATEMAN DRIVE HARKNESS VIC 3337	\$675,000	22-Nov-24
44 ORMONDE ESPLANADE HARKNESS VIC 3337	\$595,000	01-Apr-25

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: 09 April 2025



9 WANNEROO CIRCUIT HARKNESS VIC 3337 Sold Price **\$615,000** Sold Date **09-Oct-24**

 4  2  2

Distance **1.96km**



40 BATEMAN DRIVE HARKNESS VIC 3337 Sold Price **\$675,000** Sold Date **22-Nov-24**

 4  2  2

Distance **2.16km**



44 ORMONDE ESPLANADE HARKNESS VIC 3337 Sold Price ^{RS} **\$595,000** Sold Date **01-Apr-25**

 4  2  2

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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