

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

28/9 PETREA PLACE 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

\$279,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jan 2023

to

31 Dec 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

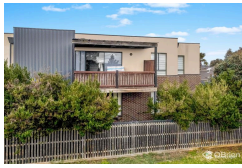
Date of sale

15/9 PETREA PLACE HARKNESS VIC 3337	\$303,800	15-Aug-23
9 PETREA PLACE HARKNESS VIC 3337	\$280,000	27-Jul-23
21/9 PETREA PLACE HARKNESS VIC 3337	\$280,000	22-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: 19 January 2024


**15/9 PETREA PLACE HARKNESS
VIC 3337**
 2  1  1

Sold Price

\$303,800

Sold Date

15-Aug-23

Distance

0km

**9 PETREA PLACE HARKNESS VIC
3337**
 2  1  1

Sold Price

^{RS} **\$280,000**

Sold Date

27-Jul-23

Distance

0.01km

**21/9 PETREA PLACE HARKNESS
VIC 3337**
 2  1  1

Sold Price

\$280,000

Sold Date

22-Jul-23

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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