

## 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

1/3 FISHBURN GROVE 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

\$429,000

&

\$449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Harkness

Period-from

01 Jul 2023

to

30 Jun 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

2/6 BORROWDALE ROAD HARKNESS VIC 3337	\$450,000	19-Jan-24
1/32 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$470,000	01-Feb-24
1/4 BRAZIL COURT MELTON WEST VIC 3337	\$482,000	09-Jan-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: 05 July 2024



## 2/6 BORROWDALE ROAD HARKNESS VIC 3337

 3  2  2

Sold Price **\$450,000** Sold Date **19-Jan-24**

Distance **0.3km**



## 1/32 LADY PENRHYN DRIVE HARKNESS VIC 3337

 3  2  2

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.21km**



## 1/4 BRAZIL COURT MELTON WEST VIC 3337

 3  2  2

Sold Price **\$482,000** Sold Date **09-Jan-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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