

## 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

8 STEPHANIE WAY HARKNESS VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Harkness

Period-from

01 Mar 2022

to

28 Feb 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

58 GALLERY AVENUE HARKNESS VIC 3337	\$630,000	10-Nov-22
229 BULMANS ROAD HARKNESS VIC 3337	\$640,000	09-Nov-22
28 MERRYSTOWE WAY HARKNESS VIC 3337	\$646,400	24-Oct-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: 17 March 2023

Shae Joiner  
P 03 8390 0555  
M 0411 790 410  
E sjoiner@greghocking.com.au



**58 GALLERY AVENUE HARKNESS  
VIC 3337**

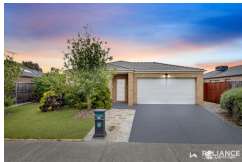
4 2 2

Sold Price

**\$630,000**

Sold Date **10-Nov-22**

Distance **0.44km**



**229 BULMANS ROAD HARKNESS  
VIC 3337**

4 2 2

Sold Price

**\$640,000**

Sold Date **09-Nov-22**

Distance **0.55km**



**28 MERRYSTOWE WAY HARKNESS  
VIC 3337**

4 2 2

Sold Price

**\$646,400**

Sold Date **24-Oct-22**

Distance **0.78km**



**14 MERRYSTOWE WAY HARKNESS  
VIC 3337**

4 2 2

Sold Price

<sup>RS</sup> **\$643,000**

Sold Date **02-Mar-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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