

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

21 MANDURAH CRESCENT 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Harkness

Period-from

01 Dec 2022

to

30 Nov 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

85 CAITLYN DRIVE HARKNESS VIC 3337	\$470,000	18-Oct-23
42 CAITLYN DRIVE HARKNESS VIC 3337	\$477,000	30-Nov-23
40 COOLOONGUP CRESCENT HARKNESS VIC 3337	\$490,000	04-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: 18 December 2023


85 CAITLYN DRIVE HARKNESS VIC 3337

Sold Price

^{RS} **\$470,000**

Sold Date

18-Oct-23
 3

 2

 -

Distance

0.72km

42 CAITLYN DRIVE HARKNESS VIC 3337

Sold Price

^{RS} **\$477,000**

Sold Date

30-Nov-23
 3

 2

 2

Distance

0.67km

**40 COOLOONGUP CRESCENT
HARKNESS VIC 3337**

Sold Price

^{RS} **\$490,000**

Sold Date

04-Jul-23
 4

 2

 2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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