

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 LONG FOREST 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

\$609,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Harkness

Period-from

01 Nov 2021

to

31 Oct 2022

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

8 LONG FOREST AVENUE HARKNESS VIC 3337	\$635,000	21-Apr-22
101 OAKPARK DRIVE HARKNESS VIC 3337	\$630,000	03-Sep-22
125 CLARET ASH BOULEVARD HARKNESS VIC 3337	\$647,500	22-Mar-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: 25 November 2022



RELIANCE

real estate

Parsanjeet Malik

P 0397467355

M 0420633770

E malik@rrestate.com.au



8 LONG FOREST AVENUE HARKNESS VIC 3337

4 2 2

Sold Price **\$635,000** Sold Date **21-Apr-22**

Distance **0.06km**



101 OAKPARK DRIVE HARKNESS VIC 3337

4 2 2

Sold Price **\$630,000** Sold Date **03-Sep-22**

Distance **0.29km**



125 CLARET ASH BOULEVARD HARKNESS VIC 3337

4 2 2

Sold Price **\$647,500** Sold Date **22-Mar-22**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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