

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

96 Oakpark Drive, Harkness, Vic 3337


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$679,000 & \$709,000

Median sale price

Median price \$568,500 Property type House Suburb Harkness

Period - From 01/10/2024 to 31/12/2024 Source  PropTrack

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 six 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
10 Mint Boulevard, Harkness, VIC 3337	\$685,000	19/07/2024
31 Riverbank Boulevard, Harkness, VIC 3337	\$690,000	03/09/2024
3 Ellesmere Grove, Melton West, VIC 3337	\$710,000	21/11/2024

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 six months.~~

This Statement of Information was prepared on: 14/01/2025