

## 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

14 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$531,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2021

to

31 Jan 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 88 Claret Ash Boulevard Harkness VIC 3337 | \$565,000 | 19-Dec-21 |
| 60 Aruma Avenue Harkness VIC 3337         | \$570,000 | 02-Dec-21 |
| 35 River Views Road Harkness VIC 3337     | \$570,000 | 27-Jan-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 February 2022



## 88 Claret Ash Boulevard Harkness VIC 3337

Sold Price

**\$565,000**

Sold Date

**19-Dec-21**



4



2



2

Distance

**0.71km**



## 60 Aruma Avenue Harkness VIC 3337

Sold Price

**\$570,000**

Sold Date

**02-Dec-21**



4



2



2

Distance

**1.98km**



UN

## 35 River Views Road Harkness VIC 3337

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**27-Jan-22**



4



2



2

Distance

**0.46km**

35 RIVER VIEWS ROAD HARKNESS  
3337  
UNDISCLOSED SALE  
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**RS** = Recent sale

**UN** = Undisclosed Sale

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