

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

2/40 LADY PENRHYN DRIVE 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,800

Property type

House

Suburb

Harkness

Period-from

01 Jun 2023

to

31 May 2024

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

3 BIRCH LANE HARKNESS VIC 3337	\$429,000	13-Mar-24
1 WREN PLACE MELTON VIC 3337	\$427,000	12-Mar-24
3 UNION STREET HARKNESS VIC 3337	\$435,000	11-Mar-24

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: 11 June 2024



3 BIRCH LANE HARKNESS VIC 3337

3 2 2

Sold Price **\$429,000** Sold Date **13-Mar-24**

Distance **0.87km**



1 WREN PLACE MELTON VIC 3337

3 2 -

Sold Price **\$427,000** Sold Date **12-Mar-24**

Distance **1.91km**



3 UNION STREET HARKNESS VIC 3337

3 2 2

Sold Price ^{RS} **\$435,000** Sold Date **11-Mar-24**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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