

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

23 WOODLAND RISE 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

\$589,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

House

Suburb

Harkness

Period-from

01 Jul 2023

to

30 Jun 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

261 CENTENARY AVENUE MELTON WEST VIC 3337	\$610,000	10-Feb-24
42 MCBURNIE DRIVE KURUNJANG VIC 3337	\$602,000	02-Jul-24
20 GALLERY AVENUE HARKNESS VIC 3337	\$640,000	01-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: 15 July 2024

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261 CENTENARY AVENUE MELTON Sold Price **\$610,000** Sold Date **10-Feb-24**
WEST VIC 3337

 3  2  2

Distance **0.8km**



42 MCBURNIE DRIVE KURUNJANG Sold Price ^{RS} **\$602,000** Sold Date **02-Jul-24**
VIC 3337

 3  2  2

Distance **0.84km**



20 GALLERY AVENUE HARKNESS Sold Price **\$640,000** Sold Date **01-Mar-24**
VIC 3337

 4  2  2

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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