

## 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

1/21 FISHBURN GROVE 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

\$429,000

&

\$459,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Harkness

Period-from

01 Aug 2023

to

31 Jul 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

Address of comparable property	Price	Date of sale
2/2 FISHBURN GROVE HARKNESS VIC 3337	\$457,500	23-Feb-24
23 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$440,000	05-Apr-24
1/14 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$445,000	28-Feb-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: 09 August 2024

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**2/2 FISHBURN GROVE HARKNESS VIC 3337** Sold Price **\$457,500** Sold Date **23-Feb-24**  
 Distance **0.12km**

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**23 LADY PENRHYN DRIVE HARKNESS VIC 3337** Sold Price **\$440,000** Sold Date **05-Apr-24**  
 Distance **0.04km**

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**1/14 LADY PENRHYN DRIVE HARKNESS VIC 3337** Sold Price **\$445,000** Sold Date **28-Feb-24**  
 Distance **0.17km**

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RS = Recent sale      UN = Undisclosed Sale

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