

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

6 Lewen Lane 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Harkness

Period-from

01 Nov 2020

to

31 Oct 2021

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

8 Fishburn Grove Harkness VIC 3337	\$490,500	04-Nov-21
234 Centenary Avenue Kurunjang VIC 3337	\$495,000	25-Feb-21

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.

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Ross Cooper
P 0393978900
M 0409 325 411
E ross@cooperrealestate.com.au



8 Fishburn Grove Harkness VIC 3337

4 2 1

Sold Price

^{RS} **\$490,500**

Sold Date

04-Nov-21

Distance

1.96km



234 Centenary Avenue Kurunjang VIC 3337

4 2 1

Sold Price

\$495,000

Sold Date

25-Feb-21

Distance

2.04km

RS = Recent sale

UN = Undisclosed Sale

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