

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

9 FINLAY AVENUE 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

\$499,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 FINLAY AVENUE HARKNESS VIC 3337	\$500,000	11-Nov-24
9 PORTMAN AVENUE HARKNESS VIC 3337	\$510,000	24-Sep-24
50 GALLERY AVENUE HARKNESS VIC 3337	\$505,100	27-Dec-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: 18 February 2025



7 FINLAY AVENUE HARKNESS VIC 3337

 3  2  1

Sold Price

\$500,000

Sold Date

11-Nov-24

Distance

0.02km



9 PORTMAN AVENUE HARKNESS VIC 3337

 4  2  2

Sold Price

\$510,000

Sold Date

24-Sep-24

Distance

0.2km



50 GALLERY AVENUE HARKNESS VIC 3337

 3  2  1

Sold Price

\$505,100

Sold Date

27-Dec-24

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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