

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 WANNEROO CIRCUIT 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Harkness

Period-from

01 Nov 2022

to

31 Oct 2023

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

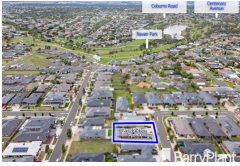
Date of sale

54 BATEMAN DRIVE HARKNESS VIC 3337	\$600,000	20-Sep-23
11 BATEMAN DRIVE HARKNESS VIC 3337	\$595,000	11-Sep-23

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 November 2023



**54 BATEMAN DRIVE HARKNESS
VIC 3337**

Sold Price

^{RS} **\$600,000** Sold Date **20-Sep-23**

 4  2  2

Distance **0.16km**



**11 BATEMAN DRIVE HARKNESS VIC
3337**

Sold Price

^{RS} **\$595,000** Sold Date **11-Sep-23**

 4  2  2

Distance **0.22km**

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

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