

## 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

70 LONG FOREST AVENUE 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

\$565,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$558,000

Property type

House

Suburb

Harkness

Period-from

01 Nov 2023

to

31 Oct 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

|  |           |           |
|--|-----------|-----------|
| 18 SCENIC WAY HARKNESS VIC 3337            | \$595,000 | 03-Sep-24 |
| 138 CLARET ASH BOULEVARD HARKNESS VIC 3337 | \$600,000 | 01-Jul-24 |
| 12 PORTMAN AVENUE HARKNESS VIC 3337        | \$540,000 | 13-Sep-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: 25 November 2024

Good News

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**18 SCENIC WAY HARKNESS VIC 3337**

4 2 2

Sold Price

**\$595,000**Sold Date **03-Sep-24**Distance **0.24km****138 CLARET ASH BOULEVARD HARKNESS VIC 3337**

4 2 2

Sold Price

**\$600,000**Sold Date **01-Jul-24**Distance **0.31km****12 PORTMAN AVENUE HARKNESS VIC 3337**

4 2 2

Sold Price

**\$540,000**Sold Date **13-Sep-24**Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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