

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

56 TORRANCE DRIVE 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

\$459,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Harkness

Period-from

01 Sep 2022

to

31 Aug 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

39 LANCERS DRIVE HARKNESS VIC 3337	\$460,000	19-Apr-23
5 BARKER LANE HARKNESS VIC 3337	\$460,000	24-Apr-23
40 COOLOONGUP CRESCENT HARKNESS VIC 3337	\$490,000	04-Jul-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: 18 September 2023



**39 LANCERS DRIVE HARKNESS
VIC 3337**

3 2 2

Sold Price **\$460,000** Sold Date **19-Apr-23**

Distance **0.28km**



**5 BARKER LANE HARKNESS VIC
3337**

3 2 2

Sold Price Sold Date **24-Apr-23**

Distance **0.64km**



**40 COOLOONGUP CRESCENT
HARKNESS VIC 3337**

3 2 2

Sold Price ^{RS} **\$490,000** Sold Date **04-Jul-23**

Distance **1.76km**

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

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