

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 FISHBURN GROVE 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

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,555

Property type

House

Suburb

Harkness

Period-from

01 Jun 2021

to

31 May 2022

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

3 CONNOLLY DRIVE HARKNESS VIC 3337	\$508,000	20-Dec-21
26 WANNEROO CIRCUIT HARKNESS VIC 3337	\$521,000	26-Jan-22
26 BORROWDALE ROAD HARKNESS VIC 3337	\$500,000	30-Dec-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.~~

This Statement of Information was prepared on: 07 June 2022



3 CONNOLLY DRIVE HARKNESS VIC 3337

4 2 2

Sold Price

\$508,000

Sold Date

20-Dec-21

Distance

0.38km



26 WANNEROO CIRCUIT HARKNESS VIC 3337

4 2 2

Sold Price

\$521,000

Sold Date

26-Jan-22

Distance

0.67km



26 BORROWDALE ROAD HARKNESS VIC 3337

3 2 1

Sold Price

\$500,000

Sold Date

30-Dec-21

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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