

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

2/12 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

\$378,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,500

Property type

Unit

Suburb

Harkness

Period-from

01 Mar 2024

to

28 Feb 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

16/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$390,000	25-Mar-25
4/3 SCARBOROUGH CRESCENT HARKNESS VIC 3337	\$399,000	18-Mar-25
6/62 ANDREW STREET MELTON SOUTH VIC 3338	\$370,000	17-Mar-25

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: 27 March 2025

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**16/17 CRESTMONT DRIVE MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price

^{RS} **\$390,000**

Sold Date

25-Mar-25

Distance

4.28km



**4/3 SCARBOROUGH CRESCENT
HARKNESS VIC 3337**

 2  2  1

Sold Price

^{RS} **\$399,000**

Sold Date

18-Mar-25

Distance

0.6km



**6/62 ANDREW STREET MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price

^{RS} **\$370,000**

Sold Date

17-Mar-25

Distance

3.63km

RS = Recent sale

UN = Undisclosed Sale

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