

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

3/2 CANDLEBARK PLACE 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

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,000

Property type

Unit

Suburb

Harkness

Period-from

01 Sep 2021

to

31 Aug 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

20/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$430,000	30-Mar-22
1/15 CARRAMAR DRIVE HARKNESS VIC 3337	\$470,000	29-Mar-22
25/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$465,000	30-Mar-22

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: 08 September 2022



20/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337

3 2 1

Sold Price

\$430,000

Sold Date

30-Mar-22

Distance

0.37km



1/15 CARRAMAR DRIVE HARKNESS VIC 3337

3 2 1

Sold Price

\$470,000

Sold Date

29-Mar-22

Distance

1.24km



25/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337

3 2 2

Sold Price

\$465,000

Sold Date

30-Mar-22

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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