

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

46 Gamalite 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,000

Property type

House

Suburb

Harkness

Period-from

01 Jan 2021

to

31 Dec 2021

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

11 Grosvenor Court Harkness VIC 3337	\$590,000	10-Dec-21
5 Dulcify Court Harkness VIC 3337	\$585,000	03-Dec-21
2 Emerald Court Harkness VIC 3337	\$580,000	03-Aug-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: 12 January 2022



11 Grosvenor Court Harkness VIC 3337

Sold Price

^{RS} **\$590,000**

Sold Date

10-Dec-21

 4  2  2

Distance

0.1km



5 Dulcify Court Harkness VIC 3337

Sold Price

^{RS} **\$585,000**

Sold Date

03-Dec-21

 4  2  2

Distance

0.24km



2 Emerald Court Harkness VIC 3337

Sold Price

\$580,000

Sold Date

03-Aug-21

 3  2  2

Distance

0.36km



12 Galilee Boulevard Harkness VIC 3337

Sold Price

- Sold Date

27-Aug-21

 3  2  2

Distance

0.42km



21 Woodland Rise Harkness VIC 3337

Sold Price

\$530,000

Sold Date

05-Jul-21

 4  2  2

Distance

0.5km



293 Centenary Avenue Melton West VIC 3337

Sold Price

\$540,000

Sold Date

22-Aug-21

 3  2  4

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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4 Biscay Court Harkness VIC 3337

Sold Price

\$476,000

Sold Date

12-Oct-21

 3  2  4

Distance

0.1km



31 Caitlyn Drive Harkness VIC 3337

Sold Price

\$405,000

Sold Date

21-Jul-21

 3  2  1

Distance

0.29km



318 Centenary Avenue Harkness VIC 3337

Sold Price

\$385,000

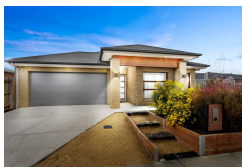
Sold Date

26-Jun-21

 3  1  1

Distance

0.47km



52 Bateman Drive Harkness VIC 3337

Sold Price

\$615,000

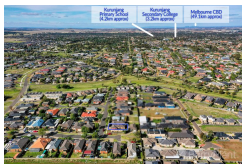
Sold Date

19-Aug-21

 4  2  2

Distance

0.16km



27 Caitlyn Drive Harkness VIC 3337

Sold Price

\$439,000

Sold Date

26-Aug-21

 3  2  2

Distance

0.3km



2 Biscay Court Harkness VIC 3337

Sold Price

\$465,000

Sold Date

03-Sep-21

 3  2  2

Distance

0.09km

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UN = Undisclosed Sale

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30 Mandurah Crescent Harkness VIC 3337

5 2 2

Sold Price

^{RS} **\$610,000**

Sold Date

17-Nov-21

Distance

0.25km



5 Granholm Grove Harkness VIC 3337

3 2 1

Sold Price

\$412,000

Sold Date

20-Jun-21

Distance

0.07km



6 Biscay Court Harkness VIC 3337

4 2 2

Sold Price

\$440,000

Sold Date

23-Jun-21

Distance

0.07km



9 Bateman Drive Harkness VIC 3337

4 2 2

Sold Price

\$482,000

Sold Date

06-Jul-21

Distance

0.3km



28 Caitlyn Drive Harkness VIC 3337

3 2 2

Sold Price

\$450,000

Sold Date

07-Jul-21

Distance

0.43km



35 Roslyn Park Drive Harkness VIC 3337

4 2 2

Sold Price

\$545,000

Sold Date

04-Aug-21

Distance

0.58km

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27 Mint Boulevard Harkness VIC 3337

 3  2  4

Sold Price ^{RS} **\$635,000** ^{UN} Sold Date **16-Nov-21**

Distance **0.64km**



5 Churchill Way Melton West VIC 3337

 3  1  1

Sold Price **\$452,000** Sold Date **18-Sep-21**

Distance **0.63km**



15 Koonawarra Terrace Harkness VIC 3337

 4  2  3

Sold Price **\$519,000** Sold Date **08-Sep-21**

Distance **0.61km**



27 Gamalite Drive Harkness VIC 3337

 3  2  2

Sold Price **\$531,000** Sold Date **17-Jul-21**

Distance **0.15km**

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