

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 PORTMAN AVENUE 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

\$629,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,000

Property type

House

Suburb

Harkness

Period-from

01 Oct 2023

to

30 Sep 2024

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 CREPE MYRTLE CLOSE HARKNESS VIC 3337	\$650,000	26-May-24
63 LONG TREE DRIVE HARKNESS VIC 3337	\$645,000	03-Jun-24
38 CHANTICLEER AVENUE HARKNESS VIC 3337	\$642,000	29-May-24

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: 31 October 2024

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3 CREPE MYRTLE CLOSE HARKNESS VIC 3337

4 2 2

Sold Price **\$650,000** Sold Date **26-May-24**

Distance **0.17km**



63 LONG TREE DRIVE HARKNESS VIC 3337

4 2 -

Sold Price **\$645,000** Sold Date **03-Jun-24**

Distance **0.32km**



38 CHANTICLEER AVENUE HARKNESS VIC 3337

4 2 2

Sold Price **\$642,000** Sold Date **29-May-24**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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