

## 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

7 GONGURRA BOWL HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 Jan 2024

to

31 Dec 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

6 DULCIFY COURT HARKNESS VIC 3337	\$522,000	13-Apr-24
17 WINFIELD DRIVE KURUNJANG VIC 3337	\$555,000	07-Aug-24
7 BALMORAL PLACE MELTON WEST VIC 3337	\$450,000	15-Jan-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: 13 January 2025



**6 DULCIFY COURT HARKNESS VIC 3337**

3 1 2

Sold Price

**\$522,000**

Sold Date

**13-Apr-24**

Distance

**1.02km**



**17 WINFIELD DRIVE KURUNJANG VIC 3337**

3 1 2

Sold Price

**\$555,000**

Sold Date

**07-Aug-24**

Distance

**1.18km**



**7 BALMORAL PLACE MELTON WEST VIC 3337**

3 1 2

Sold Price

**\$450,000**

Sold Date

**15-Jan-24**

Distance

**1.4km**



**5 PATRICIA PLACE MELTON WEST VIC 3337**

3 1 2

Sold Price

**\$480,000**

Sold Date

**28-Mar-24**

Distance

**1.43km**



**56 CORELLA AVENUE MELTON VIC 3337**

3 1 2

Sold Price

**\$465,000**

Sold Date

**31-Jul-24**

Distance

**1.5km**

RS = Recent sale

UN = Undisclosed Sale

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