

## 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

50 CARRAMAR DRIVE HARKNESS VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$449,000

&

\$469,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Harkness

Period-from

01 Jan 2022

to

31 Dec 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 76 CHANTICLEER AVENUE HARKNESS VIC 3337 | \$483,500 | 28-Oct-22 |
| 34 FEATHERHEAD WAY HARKNESS VIC 3337    | \$480,000 | 26-Aug-22 |
| 69 GAMALITE DRIVE HARKNESS VIC 3337     | \$460,000 | 09-Nov-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: 13 January 2023



**76 CHANTICLEER AVENUE  
HARKNESS VIC 3337**

3 2 1

Sold Price **\$483,500** Sold Date **28-Oct-22**

Distance **1.11km**



**34 FEATHERHEAD WAY  
HARKNESS VIC 3337**

3 2 1

Sold Price **\$480,000** Sold Date **26-Aug-22**

Distance **1.54km**



**69 GAMALITE DRIVE HARKNESS  
VIC 3337**

3 2 1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **09-Nov-22**

Distance **0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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