

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

13 COMIC COURT 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Land

Suburb

Harkness

Period-from

01 Aug 2022

to

31 Jul 2023

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

49 GAMALITE DRIVE HARKNESS VIC 3337	\$775,000	17-Jun-23
342 CENTENARY AVENUE HARKNESS VIC 3337	\$655,500	06-May-23
31 PANGBOURNE AVENUE HARKNESS VIC 3337	\$810,000	14-Apr-23

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: 22 August 2023


**49 GAMALITE DRIVE HARKNESS
VIC 3337**
 4  2  2

 Sold Price **\$775,000** Sold Date **17-Jun-23**

 Distance **0.45km**

**342 CENTENARY AVENUE
HARKNESS VIC 3337**
 4  2  2

 Sold Price ^{RS} **\$655,500** Sold Date **06-May-23**

 Distance **0.5km**

**31 PANGBOURNE AVENUE
HARKNESS VIC 3337**
 4  2  2

 Sold Price **\$810,000** Sold Date **14-Apr-23**

 Distance **0.51km**

**35 SCARBOROUGH CRESCENT
HARKNESS VIC 3337**
 4  2  2

 Sold Price **\$625,000** Sold Date **11-Mar-23**

 Distance **0.53km**

**14 CHARLOTTE AVENUE
HARKNESS VIC 3337**
 4  2  2

 Sold Price **\$635,000** Sold Date **25-Oct-22**

 Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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