

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

4 Karinya Way 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

\$459,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,250

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

4 Stilton Lane Harkness VIC 3337	\$480,000	14-Nov-21
3 Torrance Drive Harkness VIC 3337	\$460,000	19-Nov-21
33 Peter Pan Crescent Kurunjang VIC 3337	\$440,000	11-Dec-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: 31 January 2022



4 Stilton Lane Harkness VIC 3337

Sold Price

\$480,000

Sold Date

14-Nov-21

4 2 1

Distance

0.69km



3 Torrance Drive Harkness VIC 3337

Sold Price

^{RS} **\$460,000**

Sold Date

19-Nov-21

3 2 1

Distance

0.59km



33 Peter Pan Crescent Kurunjang VIC 3337

Sold Price

^{RS} **\$440,000**

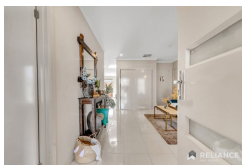
Sold Date

11-Dec-21

3 2 1

Distance

1.21km



7 Colonial Way Harkness VIC 3337

Sold Price

^{RS} **\$510,000**

Sold Date

12-Jan-22

3 2 1

Distance

0.25km



5 Hiraji Street Kurunjang VIC 3337

Sold Price

\$474,300

Sold Date

16-Oct-21

3 2 2

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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