

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

52 Willandra Boulevard 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Harkness

Period-from

01 Jun 2020

to

31 May 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

25 Noranda Circuit Harkness VIC 3337	\$554,000	04-Jun-21
4 Carramar Drive Harkness VIC 3337	\$546,500	30-May-21
19 Karinya Way Harkness VIC 3337	\$555,000	23-May-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: 24 June 2021



25 Noranda Circuit Harkness VIC 3337

4 2 2

Sold Price

^{RS} **\$554,000**

Sold Date

04-Jun-21

Distance

1.4km



4 Carramar Drive Harkness VIC 3337

4 2 2

Sold Price

^{RS} **\$546,500**

Sold Date

30-May-21

Distance

1.66km



19 Karinya Way Harkness VIC 3337

4 2 2

Sold Price

\$555,000

Sold Date

23-May-21

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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