

## 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

39 LANCERS 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

\$450,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Harkness

Period-from

01 Mar 2022

to

28 Feb 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 37 GOLDEN WATTLE WAY HARKNESS VIC 3337 | \$470,000 | 18-Feb-23 |
| 29 HERBAL AVENUE KURUNJANG VIC 3337    | \$465,000 | 28-Dec-22 |
| 46 PARKLEIGH DRIVE KURUNJANG VIC 3337  | \$475,000 | 19-Dec-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: 20 March 2023

David Thompson

M 0413430624

E david.thompson@melton.rh.com.au



## 37 GOLDEN WATTLE WAY HARKNESS VIC 3337

3 2 3

Sold Price <sup>RS</sup> **\$470,000** <sup>UN</sup> Sold Date **18-Feb-23**

Distance **0.36km**



## 29 HERBAL AVENUE KURUNJANG VIC 3337

3 2 1

Sold Price **\$465,000** Sold Date **28-Dec-22**

Distance **0.96km**



## 46 PARKLEIGH DRIVE KURUNJANG VIC 3337

3 2 1

Sold Price **\$475,000** Sold Date **19-Dec-22**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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