

## 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

7 KIM LANE 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

\$429,000

&

\$449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jul 2022

to

30 Jun 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

6 TUTE LANE HARKNESS VIC 3337	\$410,000	28-Apr-23
2/7 REIDY RISE HARKNESS VIC 3337	\$435,000	06-Apr-23
5 BARKER LANE HARKNESS VIC 3337	\$460,000	24-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: 27 July 2023



**6 TUTE LANE HARKNESS VIC 3337** Sold Price **\$410,000** Sold Date **28-Apr-23**

 3  2  2

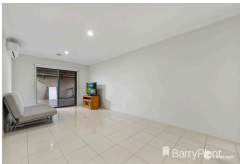
Distance **0.07km**



**2/7 REIDY RISE HARKNESS VIC 3337** Sold Price **\$435,000** Sold Date **06-Apr-23**

 3  2  2

Distance **0.33km**



**5 BARKER LANE HARKNESS VIC 3337** Sold Price **\$460,000** Sold Date **24-Apr-23**

 3  2  2

Distance **1.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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