

# 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

1/37 LOMANDRA BOWL HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$469,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$389,500

Property type

Unit

Suburb

Harkness

Period-from

01 Nov 2023

to

31 Oct 2024

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

Address of comparable property	Price	Date of sale
2/25 LOMANDRA BOWL HARKNESS VIC 3337	\$470,000	16-Jul-24
44 STEFAN DRIVE HARKNESS VIC 3337	\$500,000	09-May-24
31 TORRANCE DRIVE HARKNESS VIC 3337	\$495,000	28-Jun-24

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.~~

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Kate McGlone  
 P 97468899  
 M 0401853244  
 E kmcglone@ypa.com.au



**2/25 LOMANDRA BOWL  
 HARKNESS VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$470,000** Sold Date **16-Jul-24**

Distance **0.2km**



**44 STEFAN DRIVE HARKNESS VIC  
 3337**

 3  2  2

Sold Price **\$500,000** Sold Date **09-May-24**

Distance **0.29km**



**31 TORRANCE DRIVE HARKNESS  
 VIC 3337**

 3  2  2

Sold Price **\$495,000** Sold Date **28-Jun-24**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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