

## 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

36 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

\$549,000

&

\$589,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$558,000

Property type

House

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

Price

Date of sale

4 WALLANGARA BOULEVARD HARKNESS VIC 3337	\$565,000	09-Jul-24
60 TORRANCE DRIVE HARKNESS VIC 3337	\$600,000	17-Jun-24
8 SAUNDERS STREET HARKNESS VIC 3337	\$572,500	24-Aug-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.~~

This Statement of Information was prepared on: 25 November 2024



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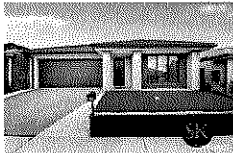


**4 WALLANGARA BOULEVARD  
HARKNESS VIC 3337**

4 2 2

Sold Price **\$565,000** Sold Date **09-Jul-24**

Distance **0.29km**



**60 TORRANCE DRIVE HARKNESS  
VIC 3337**

4 2 2

Sold Price **\$600,000** Sold Date **17-Jun-24**

Distance **0.38km**



**8 SAUNDERS STREET HARKNESS  
VIC 3337**

4 2 2

Sold Price **\$572,500** Sold Date **24-Aug-24**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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