

## 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

54 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

\$479,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,000

Property type

House

Suburb

Harkness

Period-from

01 Jul 2023

to

30 Jun 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

6 LANCERS DRIVE HARKNESS VIC 3337	\$521,000	17-Jul-24
20 ROCKINGHAM CIRCUIT HARKNESS VIC 3337	\$515,000	28-Jun-24
44 STEFAN DRIVE HARKNESS VIC 3337	\$500,000	09-May-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: 23 July 2024



**6 LANCERS DRIVE HARKNESS VIC 3337**

Sold Price

RS

**\$521,000**

Sold Date

**17-Jul-24**

3

2

2

Distance

**0.28km**



**20 ROCKINGHAM CIRCUIT HARKNESS VIC 3337**

Sold Price

RS

**\$515,000**

Sold Date

**28-Jun-24**

3

2

2

Distance

**0.39km**



**44 STEFAN DRIVE HARKNESS VIC 3337**

Sold Price

**\$500,000**

Sold Date

**09-May-24**

3

2

2

Distance

**1.13km**

RS = Recent sale

UN = Undisclosed Sale

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