

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

2/1 GROSVENOR COURT HARKNESS VIC 3337

Indicative selling price

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

Single Price

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/4 CASUARINA COURT HARKNESS VIC 3337	\$467,500	25-Nov-22
1/24 MCBURNIE DRIVE KURUNJANG VIC 3337	\$470,000	18-Oct-22
2/5 FISHBURN GROVE HARKNESS VIC 3337	\$450,000	07-Nov-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: 19 January 2023



**1/4 CASUARINA COURT
HARKNESS VIC 3337**

3 2 1

Sold Price ^{RS} **\$467,500** ^{UN} Sold Date **25-Nov-22**

Distance **0.58km**



**1/24 MCBURNIE DRIVE
KURUNJANG VIC 3337**

3 2 1

Sold Price **\$470,000** Sold Date **18-Oct-22**

Distance **1.02km**



**2/5 FISHBURN GROVE HARKNESS
VIC 3337**

3 2 2

Sold Price **\$450,000** Sold Date **07-Nov-22**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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