

# 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 21 Merrystowe Way, Harkness, VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$650,000

&

\$680,000

### Median sale price

Median price

\$569,800

Property Type

House

Suburb

Harkness (3337)

Period - From

01/07/2023

to

30/06/2024

Source

RP DATA

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
39 MERRYSTOWE WAY, HARKNESS VIC 3337	\$665,000	15/02/2024
14 MERRYSTOWE WAY, HARKNESS VIC 3337	\$643,000	16/02/2023
28 OAKPARK DRIVE, HARKNESS VIC 3337	\$680,000	20/01/2024

This Statement of Information was prepared on: 03/07/2024