

## 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

14 SCARLET OAK AVENUE 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

\$739,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Harkness

Period-from

01 Jul 2024

to

30 Jun 2025

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

15 SUGAR BERRY RISE HARKNESS VIC 3337	\$627,000	15-Mar-25
9 MICASA PLACE HARKNESS VIC 3337	\$720,000	11-Mar-25
8 WOODLAND RISE HARKNESS VIC 3337	\$740,000	20-Mar-25

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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### 15 SUGAR BERRY RISE HARKNESS VIC 3337

 5  
  2  
  2

Sold Price

**\$627,000**

Sold Date

**15-Mar-25**

Distance

**0.44km**



### 9 MICASA PLACE HARKNESS VIC 3337

 4  
  2  
  -

Sold Price

**\$720,000**

Sold Date

**11-Mar-25**

Distance

**0.52km**



### 8 WOODLAND RISE HARKNESS VIC 3337

 4  
  2  
  2

Sold Price

**\$740,000**

Sold Date

**20-Mar-25**

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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