

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

2/12 MARLO DRIVE 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

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jun 2022

to

31 May 2023

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

3/25 LOMANDRA BOWL HARKNESS VIC 3337	\$465,000	27-Feb-23
21 MOOR PARK AVENUE HARKNESS VIC 3337	\$460,000	13-Feb-23
1/5 FISHBURN GROVE HARKNESS VIC 3337	\$450,000	27-Apr-23

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: 08 June 2023



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**3/25 LOMANDRA BOWL
HARKNESS VIC 3337**

4 2 2

Sold Price **\$465,000** Sold Date **27-Feb-23**

Distance **1.74km**



**21 MOOR PARK AVENUE
HARKNESS VIC 3337**

3 2 2

Sold Price **\$460,000** Sold Date **13-Feb-23**

Distance **1.49km**



**1/5 FISHBURN GROVE HARKNESS
VIC 3337**

- 2 2

Sold Price ^{RS} **\$450,000** Sold Date **27-Apr-23**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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