

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

2/13 FISHBURN GROVE 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

\$399,999

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,250

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

5/13 FISHBURN GROVE HARKNESS VIC 3337	\$400,000	16-Jun-25
2/12 FISHBURN GROVE HARKNESS VIC 3337	\$400,000	04-Apr-25
4/3 SCARBOROUGH CRESCENT HARKNESS VIC 3337	\$399,000	04-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.

This Statement of Information was prepared on: 03 July 2025



5/13 FISHBURN GROVE HARKNESS VIC 3337 Sold Price ^{RS} **\$400,000** Sold Date **16-Jun-25**

 2  1  1 Distance **0km**



2/12 FISHBURN GROVE HARKNESS VIC 3337 Sold Price **\$400,000** Sold Date **04-Apr-25**

 3  2  1 Distance **0.08km**



4/3 SCARBOROUGH CRESCENT HARKNESS VIC 3337 Sold Price **\$399,000** Sold Date **04-Mar-25**

 2  2  1 Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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