

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

2/9 COOLOONGUP CRESCENT 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

\$499,000

&

\$529,000

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

Cotality

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

2/13 STACEY COURT HARKNESS VIC 3337	\$520,000	24-Jun-25
1/8 COOTAMUNDRA CIRCUIT HARKNESS VIC 3337	\$501,000	06-May-25
2 CHERRY CLOSE HARKNESS VIC 3337	\$511,000	21-Feb-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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2/13 STACEY COURT HARKNESS VIC 3337

3 2 2

Sold Price

^{RS} **\$520,000**

Sold Date **24-Jun-25**

Distance **1.34km**



1/8 COOTAMUNDRA CIRCUIT HARKNESS VIC 3337

3 2 1

Sold Price

^{RS} **\$501,000**

Sold Date **06-May-25**

Distance **1.26km**



2 CHERRY CLOSE HARKNESS VIC 3337

2 2 1

Sold Price

\$511,000

Sold Date **21-Feb-25**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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