

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 NORANDA CIRCUIT 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Harkness

Period-from

01 Aug 2024

to

31 Jul 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

48 SCARBOROUGH CRESCENT HARKNESS VIC 3337	\$640,000	08-Jul-25
46 SCARBOROUGH CRESCENT HARKNESS VIC 3337	\$615,000	14-Mar-25
44 ORMONDE ESPLANADE HARKNESS VIC 3337	\$595,000	11-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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AREA SPECIALIST

Jordan Chircop
P (03) 8001 0099
M 0452602776
E jordanc@areaspecialist.com.au



48 SCARBOROUGH CRESCENT HARKNESS VIC 3337

 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date

08-Jul-25

Distance

0.46km



46 SCARBOROUGH CRESCENT HARKNESS VIC 3337

 3  2  2

Sold Price

\$615,000

Sold Date

14-Mar-25

Distance

0.47km



44 ORMONDE ESPLANADE HARKNESS VIC 3337

 3  2  2

Sold Price

\$595,000

Sold Date

11-Mar-25

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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