Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offer	ed for sa	le								
Address Including suburb and postcode		30 Moor Park Avenue, Harkness, Vic 3337								
Indicative selli	ng price									
For the meaning of	f this price	see consum	er.vic.gov	v.au/unde	erquoting					
rang	e between	\$599,000			&	\$649,000	1			
Median sale pı	rice									
Median price		\$615,00	Prope	erty type	House		Suburb	Harkness		
Period - From	01/08/202	25 to	31/10/2	025	Source	Prop	Track			_
	e the three	properties s	old within	two kiloi	metres of	the property	for sale i	n the last six r operty for sale	months that the	
Address of comparable property						Price)	Date of sale		
21 Moor Park Avenue, Harkness, VIC 3337					\$600	,000	14/08/2025			

Address of comparable property	1 1100	Date of Sale
21 Moor Park Avenue, Harkness, VIC 3337	\$600,000	14/08/2025
14 Moor Park Avenue, Harkness, VIC 3337	\$655,000	11/11/2025
19 Hawthorn Avenue, Harkness, VIC 3337	\$637,500	14/11/2025

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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 six months.

This Statement of Information was prepared on:	24/11/2025