# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Pro	nerty	offered	for	eale
	DCITA	Ollelea	101	Sale

Address Including suburb and postcode

37 CHANTICLEER AVENUE HARKNESS VIC 3337

1 00	4.0		
Indi	cative	selling	Drice
BB B COR			

For the meaning of this price	e 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	\$570,000	Prop	erty type House		Suburb	Harkness	
Period-from	01 Aug 2024	to	31 Jul 2	025	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 MOOR PARK AVENUE HARKNESS VIC 3337	\$500,000	07-Apr-25
3 LONG FOREST AVENUE HARKNESS VIC 3337	\$515,000	03-Apr-25
4 MOOR PARK AVENUE HARKNESS VIC 3337	\$500,000	07-Apr-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: 11 August 2025

