

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

4 BLOSSOM AVENUE 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

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

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

2 BIRCH LANE HARKNESS VIC 3337	\$520,000	04-Mar-25
1 BIRCH LANE HARKNESS VIC 3337	\$519,000	06-Mar-25
7 BIRCH LANE HARKNESS VIC 3337	\$520,000	24-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.~~

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2 BIRCH LANE HARKNESS VIC 3337

3 2 2

Sold Price **\$520,000** Sold Date **04-Mar-25**

Distance **0.67km**



1 BIRCH LANE HARKNESS VIC 3337

4 2 2

Sold Price **\$519,000** Sold Date **06-Mar-25**

Distance **0.71km**



7 BIRCH LANE HARKNESS VIC 3337

3 2 1

Sold Price **\$520,000** Sold Date **24-Apr-25**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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