

## 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

40 STEFAN DRIVE HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$457,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1/3 FISHBURN GROVE HARKNESS VIC 3337 | \$450,000 | 16-Jul-24 |
| 10 SATCHVILLE ROAD HARKNESS VIC 3337 | \$452,000 | 27-Nov-24 |
| 6 STEFAN DRIVE HARKNESS VIC 3337     | \$450,000 | 13-Nov-24 |

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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### 1/3 FISHBURN GROVE HARKNESS VIC 3337

 3  2  2

Sold Price

**\$450,000**

Sold Date

**16-Jul-24**

Distance

**1.34km**



### 10 SATCHVILLE ROAD HARKNESS VIC 3337

 3  2  1

Sold Price

<sup>RS</sup> **\$452,000**

Sold Date

**27-Nov-24**

Distance

**1.1km**



### 6 STEFAN DRIVE HARKNESS VIC 3337

 3  2  1

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**13-Nov-24**

Distance

**0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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