

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

5 MANDURAH CRESCENT 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Harkness

Period-from

01 Sep 2022

to

31 Aug 2023

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

7 MANDURAH CRESCENT HARKNESS VIC 3337	\$623,000	17-Feb-23
42 BORROWDALE ROAD HARKNESS VIC 3337	\$580,000	14-Apr-23

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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7 MANDURAH CRESCENT HARKNESS VIC 3337

4 2 2

Sold Price **\$623,000** Sold Date **17-Feb-23**

Distance **0.01km**



42 BORROWDALE ROAD HARKNESS VIC 3337

4 2 2

Sold Price **\$580,000** Sold Date **14-Apr-23**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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