

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

8 JANET LANE 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

\$579,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Harkness

Period-from

01 Jun 2024

to

31 May 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

9 ORCHID AVENUE HARKNESS VIC 3337	\$602,000	13-May-25
7 LAM WAY BROOKFIELD VIC 3338	\$611,000	02-Jan-25
64 TURPENTINE ROAD BROOKFIELD VIC 3338	\$610,000	04-May-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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9 ORCHID AVENUE HARKNESS VIC 3337 Sold Price ^{RS} **\$602,000** Sold Date **13-May-25**

 4  2  -

Distance **0.18km**



7 LAM WAY BROOKFIELD VIC 3338 Sold Price **\$611,000** Sold Date **02-Jan-25**

 4  2  2

Distance **3.44km**



64 TURPENTINE ROAD BROOKFIELD VIC 3338 Sold Price **\$610,000** Sold Date **04-May-25**

 4  2  2

Distance **3.48km**

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

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