

## 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 MAKITI CRESCENT 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

or range  
between

\$499,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 May 2024

to

30 Apr 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 TORRANCE DRIVE HARKNESS VIC 3337	\$503,000	11-Jan-25
124 BLACK KNIGHT WAY KURUNJANG VIC 3337	\$510,000	05-May-25
1/5 SHE OAK COURT HARKNESS VIC 3337	\$502,500	23-Jan-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 TORRANCE DRIVE HARKNESS  
VIC 3337**

3 2 1

Sold Price

**\$503,000**

Sold Date

**11-Jan-25**

Distance

**0.64km**



**124 BLACK KNIGHT WAY  
KURUNJANG VIC 3337**

4 2 1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**05-May-25**

Distance

**1.39km**



**1/5 SHE OAK COURT HARKNESS  
VIC 3337**

3 2 1

Sold Price

**\$502,500**

Sold Date

**23-Jan-25**

Distance

**1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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