

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

1/3 FISHBURN GROVE 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,500

Property type

Unit

Suburb

Harkness

Period-from

01 Apr 2023

to

31 Mar 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

2/3 FISHBURN GROVE HARKNESS VIC 3337	\$438,000	16-Sep-23
2/2 FISHBURN GROVE HARKNESS VIC 3337	\$457,500	23-Feb-24
1/13 STACEY COURT HARKNESS VIC 3337	\$480,000	16-Nov-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.

This Statement of Information was prepared on: 22 April 2024

Simran Sidhu

P 0343286088

M 0452564465

E simran.sidhu@bacchusmarsh.rh.com.au



**2/3 FISHBURN GROVE HARKNESS
VIC 3337**

 3  2  2

Sold Price

\$438,000

Sold Date

16-Sep-23

Distance

0.02km



**2/2 FISHBURN GROVE HARKNESS
VIC 3337**

 3  2  1

Sold Price

\$457,500

Sold Date

23-Feb-24

Distance

0.04km



**1/13 STACEY COURT HARKNESS
VIC 3337**

 3  2  -

Sold Price

\$480,000

Sold Date

16-Nov-23

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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