

## 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

15 SHAHEEN COURT HARKNESS VIC 3337

### Indicative selling price

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

Single-Price

or range  
between

\$539,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Harkness

Period-from

01 Aug 2022

to

31 Jul 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

Address of comparable property	Price	Date of sale
4 SUNDERLAND WAY MELTON WEST VIC 3337	\$558,000	03-Jun-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: 15 August 2023



**4 SUNDERLAND WAY MELTON  
WEST VIC 3337**

 3  2  2

Sold Price

<sup>RS</sup>

**\$558,000**

Sold Date

**03-Jun-23**

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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