

## 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

2/2 FISHBURN GROVE 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

\$445,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jan 2023

to

31 Dec 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

1/13 STACEY COURT HARKNESS VIC 3337	\$480,000	27-Nov-23
2/7 BURSWOOD CIRCUIT HARKNESS VIC 3337	\$460,000	29-Oct-23
2/13 MARLO DRIVE HARKNESS VIC 3337	\$448,000	14-Dec-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 January 2024



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

3 2 -

Sold Price <sup>RS</sup> **\$480,000** Sold Date **27-Nov-23**

Distance **1.32km**



**2/7 BURSWOOD CIRCUIT HARKNESS VIC 3337**

3 2 -

Sold Price **\$460,000** Sold Date **29-Oct-23**

Distance **0.23km**



**2/13 MARLO DRIVE HARKNESS VIC 3337**

3 2 1

Sold Price <sup>RS</sup> **\$448,000** Sold Date **14-Dec-23**

Distance **0.05km**

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

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