

## 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

2/40 LADY PENRHYN DRIVE 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

\$450,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

Suburb

Harkness

Period-from

01 May 2023

to

30 Apr 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

1/32 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$470,000	01-Feb-24
2/32 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$477,000	09-Jul-23
2/7 BURSWOOD CIRCUIT HARKNESS VIC 3337	\$460,000	29-Oct-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: 14 May 2024



**1/32 LADY PENRHYN DRIVE  
HARKNESS VIC 3337**

 3  2  2

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.06km**



**2/32 LADY PENRHYN DRIVE  
HARKNESS VIC 3337**

 4  2  2

Sold Price **\$477,000** Sold Date **09-Jul-23**

Distance **0.05km**



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

 3  2  -

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

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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