

## 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

23 WOODLAND RISE 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

\$619,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,800

Property type

House

Suburb

Harkness

Period-from

01 Jun 2023

to

31 May 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

7 GOLDEN WATTLE WAY HARKNESS VIC 3337	\$630,000	10-Feb-24
6 ANTHONY COURT MELTON WEST VIC 3337	\$620,000	20-Jun-24
84 WESTMELTON DRIVE MELTON WEST VIC 3337	\$636,000	29-Feb-24

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: 27 June 2024

Ryan Anders  
 P 03 9746 8899  
 M 0434 900 300  
 E randers@ypa.com.au



**7 GOLDEN WATTLE WAY  
 HARKNESS VIC 3337**

 4  2  -

Sold Price **\$630,000** Sold Date **10-Feb-24**

Distance **0.87km**



**6 ANTHONY COURT MELTON  
 WEST VIC 3337**

 4  3  4

Sold Price <sup>RS</sup> **\$620,000** Sold Date **20-Jun-24**

Distance **1.27km**



**84 WESTMELTON DRIVE MELTON  
 WEST VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$636,000** Sold Date **29-Feb-24**

Distance **1.4km**

RS = Recent sale      UN = Undisclosed Sale

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