

## 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

3 MARLO 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

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,480

Property type

Land

Suburb

Harkness

Period-from

01 Sep 2022

to

31 Aug 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

8 STORKBILL VIEW HARKNESS VIC 3337	\$420,000	31-Mar-23
3 STRETTON DRIVE BROOKFIELD VIC 3338	\$465,000	11-May-23
18 FINNISS AVENUE COBBLEBANK VIC 3338	\$430,000	30-Jan-22

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 September 2023



**8 STORKBILL VIEW HARKNESS VIC 3337** Sold Price **\$420,000** Sold Date **31-Mar-23**



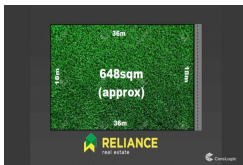
Distance **1.44km**



**3 STRETTON DRIVE BROOKFIELD VIC 3338** Sold Price **\$465,000** Sold Date **11-May-23**



Distance **2.92km**



**18 FINNISS AVENUE COBBLEBANK VIC 3338** Sold Price **\$430,000** Sold Date **30-Jan-22**



Distance **4.82km**

RS = Recent sale      UN = Undisclosed Sale

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