

## 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

30 CARUANA CRESCENT 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

\$549,000

&

\$589,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

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

6 BURSWOOD CIRCUIT HARKNESS VIC 3337	\$570,000	14-Feb-24
15 RIVERBANK BOULEVARD HARKNESS VIC 3337	\$550,000	20-Mar-24
9 BATEMAN DRIVE HARKNESS VIC 3337	\$565,000	27-Jan-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.~~

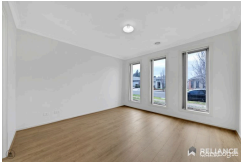
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**6 BURSWOOD CIRCUIT HARKNESS VIC 3337**

Sold Price

**\$570,000**

Sold Date

**14-Feb-24**

3 2 2

Distance

**0.69km**



**15 RIVERBANK BOULEVARD HARKNESS VIC 3337**

Sold Price

**\$550,000**

Sold Date

**20-Mar-24**

4 2 2

Distance

**0.14km**



**9 BATEMAN DRIVE HARKNESS VIC 3337**

Sold Price

**\$565,000**

Sold Date

**27-Jan-24**

4 2 2

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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