

## 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

34 GRANHOLM 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

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$589,000

Property type

House

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

5 MANDURAH CRESCENT HARKNESS VIC 3337	\$600,000	23-Oct-23
43 NORANDA CIRCUIT HARKNESS VIC 3337	\$600,000	28-Nov-23
46 GOLDEN WATTLE WAY HARKNESS VIC 3337	\$635,000	01-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: 24 January 2024



**5 MANDURAH CRESCENT  
HARKNESS VIC 3337**

 4  2  2

Sold Price **\$600,000** Sold Date **23-Oct-23**

Distance **0.15km**



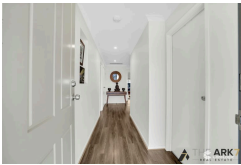
**43 NORANDA CIRCUIT HARKNESS  
VIC 3337**

 4  2  2

Sold Price

Sold Date **28-Nov-23**

Distance **0.18km**



**46 GOLDEN WATTLE WAY  
HARKNESS VIC 3337**

 4  2  2

Sold Price

**\$635,000** Sold Date **01-Oct-23**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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