

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	44 Stefan Drive Harkness, 3337
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$570,000 & \$590,000
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Median sale price

Median price	\$585,000	Property Type	HOUSE	Suburb	HARKNESS VIC 3337
Period - From	01-Dec-2023	to	05-Feb-2024	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	12 Long Forest Avenue, Harkness Vic 3337	\$600,000	23-Nov-2023
2	15 Scenic Way, Harkness Vic 3337	\$590,000	19-Jan-2024
3	43 Noranda Cct, Harkness Vic 3337	\$600,000	14-Dec-2023

This statement of information was prepared on 10-Feb-2024 at 11:47:13 AM EST