

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

5 ROCKINGHAM CIRCUIT HARKNESS VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$499,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Harkness

Period-from

01 Aug 2022

to

31 Jul 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

6 OAKHAM DRIVE HARKNESS VIC 3337	\$530,000	26-Sep-22
7 SATCHVILLE ROAD HARKNESS VIC 3337	\$516,000	04-Jul-22
6 BRADGATE LANE HARKNESS VIC 3337	\$507,000	05-Jun-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: 07 August 2023



6 OAKHAM DRIVE HARKNESS VIC 3337

3 2 2

Sold Price

\$530,000

Sold Date **26-Sep-22**

Distance **0.03km**



7 SATCHVILLE ROAD HARKNESS VIC 3337

3 2 2

Sold Price

\$516,000

Sold Date **04-Jul-22**

Distance **0.15km**



6 BRADGATE LANE HARKNESS VIC 3337

4 2 1

Sold Price

\$507,000

Sold Date **05-Jun-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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