

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

7 BROOKSBY 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

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Harkness

Period-from

01 Mar 2023

to

29 Feb 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

8 MAKITI CRESCENT HARKNESS VIC 3337	\$485,000	20-Oct-23
40 COOLOONGUP CRESCENT HARKNESS VIC 3337	\$525,000	01-Nov-23
42 GOLDEN WATTLE WAY HARKNESS VIC 3337	\$543,000	17-Nov-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: 19 March 2024

Ryan Anders
P 03 9746 8899
M 0434 900 300
E randers@ypa.com.au



**8 MAKITI CRESCENT HARKNESS
VIC 3337**

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Sold Price **\$485,000** Sold Date **20-Oct-23**

Distance **0.65km**



**40 COOLOONGUP CRESCENT
HARKNESS VIC 3337**

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Sold Price **\$525,000** Sold Date **01-Nov-23**

Distance **1.34km**



**42 GOLDEN WATTLE WAY
HARKNESS VIC 3337**

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Sold Price **\$543,000** Sold Date **17-Nov-23**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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