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	63 LANCERS DRIVE 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	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$591,000	Property type	House	Suburb	Harkness
Period-from	01 Jul 2022	to	30 Jun 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
27 BROOKSBY CIRCUIT HARKNESS VIC 3337	535000	08-Jun-23
6 LISTER ROAD HARKNESS VIC 3337	520000	19-May-23
39 ARUMA AVENUE HARKNESS VIC 3337	495000	19-Feb-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: 06 July 2023

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27 BROOKSBY CIRCUIT HARKNESS VIC 3337

4 2 2

Sold Price RS 535000 Sold Date 08-Jun-23

Distance 0.37km



6 LISTER ROAD HARKNESS VIC 3337

4 2 2

Sold Price 520000 Sold Date 19-May-23

Distance 0.26km

39 ARUMA AVENUE HARKNESS VIC 3337

4 2 2

Sold Price 495000 Sold Date 19-Feb-23

Distance 0.43km

RS = Recent sale UN = Undisclosed Sale

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