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<br>Including suburb and postcode | 23 CARRAMAR 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 | $300,000 | & | $320,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $567,000 | Property type | House | Suburb | Harkness |
| Period-from | 01 Apr 2024 | to | 31 Mar 2025 | 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 |
|---|---|---|
| 49 ROSLYN PARK DRIVE HARKNESS VIC 3337 | $335,000 | 11-Jul-24 |
| 7 DEVON PLACE MELTON WEST VIC 3337 | $380,000 | 13-Jan-25 |
| 55 TORRANCE DRIVE HARKNESS VIC 3337 | $325,000 | 04-Oct-24 |

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: 09 April 2025

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**49 ROSLYN PARK DRIVE HARKNESS VIC 3337**

- - -

Sold Price **$335,000** Sold Date **11-Jul-24**

Distance **0.89km**

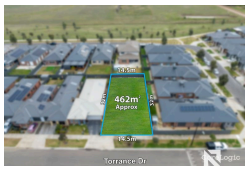



**7 DEVON PLACE MELTON WEST VIC 3337**

- - -

Sold Price **$380,000** Sold Date **13-Jan-25**

Distance **1.26km**




**55 TORRANCE DRIVE HARKNESS VIC 3337**

- - -

Sold Price **$325,000** Sold Date **04-Oct-24**

Distance **1.81km**

**RS** = Recent sale **UN** = Undisclosed Sale

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