

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

15/9 PETREA PLACE 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

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

6/9 PETREA PLACE HARKNESS VIC 3337	\$292,000	12-Mar-23
27/9 PETREA PLACE HARKNESS VIC 3337	\$295,000	14-Jun-23
32/9 PETREA PLACE HARKNESS VIC 3337	\$293,000	10-Jul-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: 02 August 2023


**6/9 PETREA PLACE HARKNESS
VIC 3337**
 2  1  1

Sold Price

\$292,000

Sold Date

12-Mar-23

Distance

0km

**27/9 PETREA PLACE HARKNESS
VIC 3337**
 2  1  1

Sold Price

^{RS} **\$295,000**

Sold Date

14-Jun-23

Distance

0km

**32/9 PETREA PLACE HARKNESS
VIC 3337**
 2  1  1

Sold Price

^{RS} **\$293,000**

Sold Date

10-Jul-23

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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