

## 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

28 Caitlyn Drive Harkness VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$439,000

&

\$459,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Harkness

Period-from

01 Jun 2020

to

31 May 2021

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 Union Street Harkness VIC 3337	\$450,000	09-Feb-21
5 Barker Lane Harkness VIC 3337	\$440,000	22-Jan-21
8 Maximus Court Kurunjang VIC 3337	\$445,000	31-Mar-21

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: 28 June 2021



**6 Union Street Harkness VIC 3337**

Sold Price

**\$450,000**

Sold Date

**09-Feb-21**

3 2 2

Distance

**0.97km**



**5 Barker Lane Harkness VIC 3337**

Sold Price

**\$440,000**

Sold Date

**22-Jan-21**

3 2 2

Distance

**1.17km**



**8 Maximus Court Kurunjang VIC 3337**

Sold Price

**\$445,000**

Sold Date

**31-Mar-21**

3 2 2

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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