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	9 CONNATA 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	$510,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,500	Property type	House	Suburb	Harkness
Period-from	01 Jun 2024	to	31 May 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
6 DULCIFY COURT HARKNESS VIC 3337	$522,000	13-Apr-24
4 FERNEAUX PLACE MELTON WEST VIC 3337	$525,000	18-Apr-25
7 FERNEAUX PLACE MELTON WEST VIC 3337	$512,000	13-Nov-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: 17 June 2025

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6 DULCIFY COURT HARKNESS VIC 3337

3 1 2

Sold Price **$522,000** Sold Date **13-Apr-24**

Distance **1.24km**



4 FERNEAUX PLACE MELTON WEST VIC 3337

3 1 2

Sold Price **$525,000** Sold Date **18-Apr-25**

Distance **2.08km**



7 FERNEAUX PLACE MELTON WEST VIC 3337

3 1 2

Sold Price **$512,000** Sold Date **13-Nov-24**

Distance **2.11km**

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

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