

## 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

4 BLOSSOM AVENUE HARKNESS VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$499,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 Jul 2024

to

30 Jun 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

2 BIRCH LANE HARKNESS VIC 3337	\$520,000	04-Mar-25
1 BIRCH LANE HARKNESS VIC 3337	\$519,000	06-Mar-25
7 BIRCH LANE HARKNESS VIC 3337	\$520,000	24-Apr-25

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.~~

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### 2 BIRCH LANE HARKNESS VIC 3337

 3  2  2

Sold Price **\$520,000** Sold Date **04-Mar-25**

Distance **0.67km**



### 1 BIRCH LANE HARKNESS VIC 3337

 4  2  2

Sold Price **\$519,000** Sold Date **06-Mar-25**

Distance **0.71km**



### 7 BIRCH LANE HARKNESS VIC 3337

 3  2  1

Sold Price **\$520,000** Sold Date **24-Apr-25**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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