

## 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 BATEMAN 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

\$539,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,800

Property type

House

Suburb

Harkness

Period-from

01 Jul 2023

to

30 Jun 2024

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

Address of comparable property	Price	Date of sale
9 BATEMAN DRIVE HARKNESS VIC 3337	\$565,000	27-Jan-24
15 MEDINA COURT HARKNESS VIC 3337	\$550,000	26-Feb-24
18 ARNOLDS CREEK BOULEVARD HARKNESS VIC 3337	\$540,000	31-Jan-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.~~

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**9 BATEMAN DRIVE HARKNESS VIC 3337** Sold Price **\$565,000** Sold Date **27-Jan-24**  
 Distance **0.04km**  
 4 beds 2 bathrooms 2 cars



**15 MEDINA COURT HARKNESS VIC 3337** Sold Price **\$550,000** Sold Date **26-Feb-24**  
 Distance **0.34km**  
 4 beds 2 bathrooms 2 cars



**18 ARNOLDS CREEK BOULEVARD HARKNESS VIC 3337** Sold Price **\$540,000** Sold Date **31-Jan-24**  
 Distance **0.99km**  
 4 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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