

## 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

2/6 BORROWDALE ROAD 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

\$459,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Harkness

Period-from

01 Nov 2022

to

31 Oct 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

1/6 BORROWDALE ROAD HARKNESS VIC 3337	\$475,000	25-Aug-23
85 CAITLYN DRIVE HARKNESS VIC 3337	\$470,000	18-Oct-23
91 LONG TREE DRIVE HARKNESS VIC 3337	\$485,000	12-Oct-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.~~

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**1/6 BORROWDALE ROAD  
HARKNESS VIC 3337**

3 2 2

Sold Price <sup>RS</sup> **\$475,000** <sup>UN</sup> Sold Date **25-Aug-23**

Distance **0.02km**



**85 CAITLYN DRIVE HARKNESS VIC  
3337**

3 2 -

Sold Price <sup>RS</sup> **\$470,000** Sold Date **18-Oct-23**

Distance **1.07km**



**91 LONG TREE DRIVE HARKNESS  
VIC 3337**

3 2 1

Sold Price <sup>RS</sup> **\$485,000** Sold Date **12-Oct-23**

Distance **1.83km**

RS = Recent sale      UN = Undisclosed Sale

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