

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

3/7 REIDY RISE 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Harkness

Period-from

01 Feb 2023

to

31 Jan 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

2/7 BURSWOOD CIRCUIT HARKNESS VIC 3337	\$460,000	29-Oct-23
1/13 STACEY COURT HARKNESS VIC 3337	\$480,000	27-Nov-23
2/6 BORROWDALE ROAD HARKNESS VIC 3337	\$450,000	19-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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2/7 BURSWOOD CIRCUIT HARKNESS VIC 3337

 3  2  -

Sold Price **\$460,000** Sold Date **29-Oct-23**

Distance **0.7km**



1/13 STACEY COURT HARKNESS VIC 3337

 3  2  -

Sold Price ^{RS} **\$480,000** Sold Date **27-Nov-23**

Distance **2.06km**



2/6 BORROWDALE ROAD HARKNESS VIC 3337

 3  2  2

Sold Price **\$450,000** Sold Date **19-Jan-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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