

## 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

33 RIVERBANK BOULEVARD 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

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Harkness

Period-from

01 Oct 2022

to

30 Sep 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

9 RIVERBANK BOULEVARD HARKNESS VIC 3337	\$540,000	25-Sep-23
25 CONNOLLY DRIVE HARKNESS VIC 3337	\$565,000	01-Jul-23
33 LONG TREE DRIVE HARKNESS VIC 3337	\$575,000	03-Jun-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.~~

This Statement of Information was prepared on: 19 October 2023



**9 RIVERBANK BOULEVARD  
 HARKNESS VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$540,000** Sold Date **25-Sep-23**

Distance **0.19km**



**25 CONNOLLY DRIVE HARKNESS  
 VIC 3337**

 4  2  2

Sold Price **\$565,000** Sold Date **01-Jul-23**

Distance **0.7km**



**33 LONG TREE DRIVE HARKNESS  
 VIC 3337**

 3  2  2

Sold Price **\$575,000** Sold Date **03-Jun-23**

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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