

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

9 RIVERBANK BOULEVARD 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

\$550,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Harkness

Period-from

01 Jul 2022

to

30 Jun 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

2 SUNSET AVENUE HARKNESS VIC 3337	\$590,000	16-Jun-23
4 SUNSET AVENUE HARKNESS VIC 3337	\$590,000	27-Feb-23
289 HARKNESS ROAD HARKNESS VIC 3337	\$590,000	12-Apr-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: 04 July 2023



2 SUNSET AVENUE HARKNESS VIC 3337 Sold Price ^{RS} **\$590,000** Sold Date **16-Jun-23**

 3  2  2

Distance **1.06km**



4 SUNSET AVENUE HARKNESS VIC 3337 Sold Price **\$590,000** Sold Date **27-Feb-23**

 2  2  -

Distance **1.04km**



289 HARKNESS ROAD HARKNESS VIC 3337 Sold Price

Sold Date **12-Apr-23**

 4  2  2

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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