

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Riverton 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

\$545,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,000

*House

X

*Unit

Suburb

Harkness

Period-from

01 Jul 2018

to

30 Jun 2019

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 Riverton Boulevard Harkness VIC 3337	\$510,000	08-Apr-19
11 Riverton Boulevard Harkness VIC 3337	\$510,000	01-Apr-19
19 Riverton Boulevard Harkness VIC 3337	\$510,000	13-Mar-19

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 Riverton Boulevard Harkness VIC 3337 Sold Price **\$510,000** Sold Date **08-Apr-19**
 Distance **0.04km**

5 2 2



11 Riverton Boulevard Harkness VIC 3337 Sold Price Sold Date **01-Apr-19**
 Distance **0.06km**

5 2 2



19 Riverton Boulevard Harkness VIC 3337 Sold Price Sold Date **13-Mar-19**
 Distance **0.11km**

5 2 2

RS = Recent sale UN = Undisclosed Sale

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