
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

13 River Views Road Harkness VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$529,000

or range between

N/A

&

N/A

Median sale price

Median price

\$478,500

*House

X

*Unit

Suburb

Harkness VIC 3337

Period - From

Mar 2018

to

Feb 2019

Source

Core Logic / RP data

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|--------------|
| 93 Arnolds Creek Boulevard Harkness VIC 3337 | \$510,000 | 17-Oct-18 |
| 4 Waterford Way Melton West VIC 3337 | \$520,000 | 12-Nov-18 |
| 4 Charlotte Avenue Harkness VIC 3337 | \$520,000 | 08-Oct-18 |
