

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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Harkness

Period-from

01 Sep 2022

to

31 Aug 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

4 SUNDERLAND WAY MELTON WEST VIC 3337	\$558,000	03-Jun-23
5 BARLEYCORN PLACE MELTON WEST VIC 3337	\$557,000	10-May-23
34 ORCHID AVENUE HARKNESS VIC 3337	\$555,000	13-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: 01 September 2023



4 SUNDERLAND WAY MELTON WEST VIC 3337

3 2 2

Sold Price

RS

\$558,000

Sold Date

03-Jun-23

Distance

1.5km



5 BARLEYCORN PLACE MELTON WEST VIC 3337

5 2 2

Sold Price

\$557,000

Sold Date

10-May-23

Distance

1.96km



34 ORCHID AVENUE HARKNESS VIC 3337

4 2 2

Sold Price

\$555,000

Sold Date

13-Apr-23

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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