

## 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

27 Parkview Street 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

\$569,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

House

Suburb

Harkness

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 40 Willandra Boulevard Harkness VIC 3337 | \$495,000 | 23-Jul-21 |
| 52 Willandra Boulevard Harkness VIC 3337 | \$550,000 | 06-Jul-21 |
| 13 Union Street Harkness VIC 3337        | \$655,000 | 08-Oct-21 |

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: 13 October 2021



**40 Willandra Boulevard Harkness  
VIC 3337**

 4  2  2

Sold Price

<sup>RS</sup>

**\$495,000**

Sold Date

**23-Jul-21**

Distance

**0.23km**



**52 Willandra Boulevard Harkness  
VIC 3337**

 4  2  2

Sold Price

**\$550,000**

Sold Date

**06-Jul-21**

Distance

**0.31km**



**13 Union Street Harkness VIC 3337**

 4  2  2

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date

**08-Oct-21**

Distance

**0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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