

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

42 BORROWDALE ROAD 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,480

Property type

Land

Suburb

Harkness

Period-from

01 Mar 2022

to

28 Feb 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

39 BATEMAN DRIVE HARKNESS VIC 3337	\$599,999	16-Feb-23
47 RIVERBANK BOULEVARD HARKNESS VIC 3337	\$610,000	31-Oct-22
1 PARKVIEW STREET HARKNESS VIC 3337	\$580,000	23-Jan-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.~~

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**39 BATEMAN DRIVE HARKNESS
VIC 3337**

4 2 2

Sold Price ^{RS} **\$599,999** ^{UN} Sold Date **16-Feb-23**

Distance **0.21km**



**47 RIVERBANK BOULEVARD
HARKNESS VIC 3337**

4 2 2

Sold Price **\$610,000** Sold Date **31-Oct-22**

Distance **0.84km**



**1 PARKVIEW STREET HARKNESS
VIC 3337**

4 2 2

Sold Price **\$580,000** Sold Date **23-Jan-23**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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