

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 BATEMAN DRIVE 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

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Harkness

Period-from

01 Feb 2023

to

31 Jan 2024

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 WANNEROO CIRCUIT HARKNESS VIC 3337	\$570,000	25-Nov-23
79 ARNOLDS CREEK BOULEVARD HARKNESS VIC 3337	\$550,000	24-Oct-23
33 RIVERBANK BOULEVARD HARKNESS VIC 3337	\$550,000	16-Nov-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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Jesse Singh

M 0409540040

E admin@localexpertz.com.au



9 WANNEROO CIRCUIT HARKNESS VIC 3337 Sold Price **\$570,000** Sold Date **25-Nov-23**

4 2 2

Distance **0.22km**



79 ARNOLDS CREEK BOULEVARD HARKNESS VIC 3337 Sold Price **\$550,000** Sold Date **24-Oct-23**

4 2 2

Distance **0.84km**



33 RIVERBANK BOULEVARD HARKNESS VIC 3337 Sold Price Sold Date **16-Nov-23**

3 2 -

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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