

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

35 River Views 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,250

Property type

House

Suburb

Harkness

Period-from

01 Jan 2021

to

31 Dec 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

75 Oakpark Drive Harkness VIC 3337	\$545,555	04-Oct-21
44 Ormonde Esplanade Harkness VIC 3337	\$565,000	25-Aug-21
24 Ormonde Esplanade Harkness VIC 3337	\$575,000	05-Aug-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.~~

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Cristian Caceres

M 0420488893

E ccaceres@localexpertz.com.au



75 Oakpark Drive Harkness VIC 3337

4 2 2

Sold Price

\$545,555

Sold Date

04-Oct-21

Distance

0.69km



44 Ormonde Esplanade Harkness VIC 3337

4 2 2

Sold Price

\$565,000

Sold Date

25-Aug-21

Distance

0.58km



24 Ormonde Esplanade Harkness VIC 3337

4 2 2

Sold Price

\$575,000

Sold Date

05-Aug-21

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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