

## 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

69 ARUMA AVENUE 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

\$589,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Harkness

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 60 ARUMA AVENUE HARKNESS VIC 3337  | \$570,000 | 02-Dec-21 |
| 89 ARUMA AVENUE HARKNESS VIC 3337  | \$640,000 | 17-Dec-21 |
| 19 MERCER STREET HARKNESS VIC 3337 | \$612,000 | 15-Feb-22 |

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: 23 March 2022



**60 ARUMA AVENUE HARKNESS  
VIC 3337**

 4  2  2

Sold Price

**\$570,000**

Sold Date

**02-Dec-21**

Distance

**0.12km**



**89 ARUMA AVENUE HARKNESS  
VIC 3337**

 4  2  2

Sold Price

**\$640,000**

Sold Date

**17-Dec-21**

Distance

**0.15km**



**19 MERCER STREET HARKNESS VIC 3337**

 3  2  2

Sold Price

<sup>RS</sup> **\$612,000**

Sold Date

**15-Feb-22**

Distance

**0.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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