

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

7 RIVERTON BOULEVARD 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Land

Suburb

Harkness

Period-from

01 Sep 2022

to

31 Aug 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

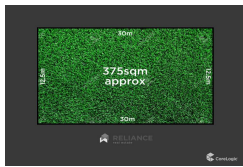
6 WALLANGARA BOULEVARD HARKNESS VIC 3337	\$310,000	18-Aug-23
87 MERCER STREET HARKNESS VIC 3337	\$300,000	02-Aug-23
97 MERCER STREET HARKNESS VIC 3337	\$305,000	07-Mar-23

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.~~

This Statement of Information was prepared on: 07 September 2023

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6 WALLANGARA BOULEVARD HARKNESS VIC 3337

 -  -  -

Sold Price ^{RS} **\$310,000** Sold Date **18-Aug-23**

Distance **1.61km**



87 MERCER STREET HARKNESS VIC 3337

 -  -  -

Sold Price ^{RS} **\$300,000** Sold Date **02-Aug-23**

Distance **1.64km**



97 MERCER STREET HARKNESS VIC 3337

 4  4  1

Sold Price **\$305,000** Sold Date **07-Mar-23**

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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