

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

3/7 REIDY RISE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Harkness

Period-from

01 Mar 2023

to

29 Feb 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

2/7 BURSWOOD CIRCUIT HARKNESS VIC 3337	\$460,000	29-Oct-23
1/32 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$470,000	01-Feb-24
1/13 JAQUE COURT KURUNJANG VIC 3337	\$495,000	09-Dec-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: 05 March 2024

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**2/7 BURSWOOD CIRCUIT
HARKNESS VIC 3337**

3 2 -

Sold Price **\$460,000** Sold Date **29-Oct-23**

Distance **0.7km**



**1/32 LADY PENRHYN DRIVE
HARKNESS VIC 3337**

3 2 2

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.79km**



**1/13 JAQUE COURT KURUNJANG
VIC 3337**

3 2 1

Sold Price **\$495,000** Sold Date **09-Dec-23**

Distance **1.39km**

RS = Recent sale **UN** = Undisclosed Sale

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