

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

6 MINT 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

or range
between

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Harkness

Period-from

01 Jun 2022

to

31 May 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

2 WILLOW COURT HARKNESS VIC 3337	\$640,000	27-Jan-23
13 FLEMINGS AVENUE HARKNESS VIC 3337	\$660,000	20-Mar-23
16 NORTHGATE DRIVE HARKNESS VIC 3337	\$695,000	29-Jan-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 June 2023



2 WILLOW COURT HARKNESS VIC 3337

Sold Price

\$640,000

Sold Date

27-Jan-23



4



2



2

Distance

0.21km



13 FLEMINGS AVENUE HARKNESS VIC 3337

Sold Price

\$660,000

Sold Date

20-Mar-23



4



2



2

Distance

0.24km



16 NORTHGATE DRIVE HARKNESS VIC 3337

Sold Price

\$695,000

Sold Date

29-Jan-23



4



2



2

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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