

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

10 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

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$233,000

Property type

Land

Suburb

Harkness

Period-from

01 Oct 2018

to

30 Sep 2019

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

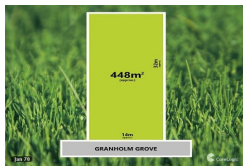
Date of sale

27 Granholm Grove Harkness VIC 3337	\$225,000	01-Aug-19
29 Bateman Drive Harkness VIC 3337	\$212,500	01-Oct-19
27 Bateman Drive Harkness VIC 3337	\$212,500	06-Sep-19

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: 30 October 2019



27 Granholm Grove Harkness VIC 3337

Sold Price

\$225,000

Sold Date

01-Aug-19

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  -

Distance

0.14km



29 Bateman Drive Harkness VIC 3337

Sold Price

\$212,500

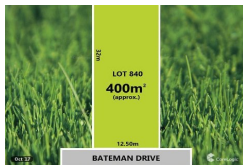
Sold Date

01-Oct-19

 4
  2
  2

Distance

0.2km



27 Bateman Drive Harkness VIC 3337

Sold Price

Sold Date

06-Sep-19

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  -
  -

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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