

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

21 ARUMA AVENUE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Harkness

Period-from

01 Apr 2022

to

31 Mar 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

1 PARKVIEW STREET HARKNESS VIC 3337	\$580,000	23-Jan-23
10 GRANHOLM GROVE HARKNESS VIC 3337	\$570,000	02-Feb-23
39 BATEMAN DRIVE HARKNESS VIC 3337	\$599,999	16-Feb-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: 12 April 2023



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**1 PARKVIEW STREET HARKNESS
VIC 3337**

4 2 2

Sold Price

\$580,000

Sold Date

23-Jan-23

Distance

0.22km



**10 GRANHOLM GROVE HARKNESS
VIC 3337**

4 2 2

Sold Price

\$570,000

Sold Date

02-Feb-23

Distance

1.3km



**39 BATEMAN DRIVE HARKNESS
VIC 3337**

4 2 2

Sold Price

^{RS} **\$599,999** ^{UN}

Sold Date

16-Feb-23

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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