# 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

2/10 REIDY RISE HARKNESS VIC 3337

# Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	× 5479 UUU	&	\$469,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$565,000	Property type	House	Suburb	Harkness					

30 Jun 2025

Source

# Comparable property sales (\*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale
8 KARINYA WAY HARKNESS VIC 3337	\$450,000	04-Feb-25
1 WREN PLACE MELTON VIC 3337	\$465,000	08-Feb-25
17 HERBAL AVENUE KURUNJANG VIC 3337	\$440,000	29-Jan-25

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: 18 July 2025



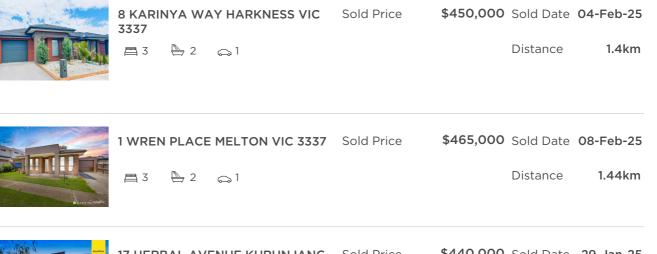
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consumer.vic.gov.au



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17 HERBAL AVENUE KURUNJANG VIC 3337		Sold Price	\$440,000	Sold Date	29-Jan-25	
	ڪ 1	<b>⇔</b> 1			Distance	1.37km

RS = Recent sale UN = Undisclosed Sale

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