

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 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Harkness

Period-from

01 Jun 2024

to

31 May 2025

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

3 FLEMINGS AVENUE HARKNESS VIC 3337	\$610,000	26-Apr-25
6 SOUTHDEAN MELTON WEST VIC 3337	\$600,000	27-Apr-25
17 LINLITHGOW WAY MELTON WEST VIC 3337	\$590,500	30-Apr-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: 09 June 2025



3 FLEMINGS AVENUE HARKNESS VIC 3337

4 2 2

Sold Price

\$610,000

Sold Date

26-Apr-25

Distance

0.28km



6 SOUTHDEAN MELTON WEST VIC 3337

4 2 2

Sold Price

\$600,000

Sold Date

27-Apr-25

Distance

2km



17 LINLITHGOW WAY MELTON WEST VIC 3337

4 2 2

Sold Price

^{RS} **\$590,500**

Sold Date

30-Apr-25

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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