

## 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

27 Mint Boulevard Harkness VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Harkness

Period-from

01 Nov 2020

to

31 Oct 2021

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**

64 Gallery Avenue Harkness VIC 3337	\$690,000	20-Oct-21
10 Edgewood Drive Harkness VIC 3337	\$660,000	12-Oct-21
3 Edgewood Drive Harkness VIC 3337	\$592,500	04-Sep-21

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.~~

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**64 Gallery Avenue Harkness VIC 3337**

3 2 6

Sold Price <sup>RS</sup> **\$690,000** Sold Date **20-Oct-21**

Distance **0.38km**



**10 Edgewood Drive Harkness VIC 3337**

3 2 6

Sold Price <sup>RS</sup> **\$660,000** Sold Date **12-Oct-21**

Distance **0.48km**



**3 Edgewood Drive Harkness VIC 3337**

3 2 2

Sold Price **\$592,500** Sold Date **04-Sep-21**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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