

## 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

16 ARUMA AVENUE 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

\$549,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 Sep 2021

to

31 Aug 2022

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

4 ARUMA AVENUE HARKNESS VIC 3337	\$570,000	29-Apr-22
29 ALLAMBEE DRIVE HARKNESS VIC 3337	\$590,000	16-Mar-22
5 RIVERTON BOULEVARD HARKNESS VIC 3337	\$580,000	06-Jun-22

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 September 2022



**4 ARUMA AVENUE HARKNESS VIC 3337**

 4  2  2

Sold Price **\$570,000** Sold Date **29-Apr-22**

Distance **0.06km**



**29 ALLAMBEE DRIVE HARKNESS VIC 3337**

 4  2  2

Sold Price **\$590,000** Sold Date **16-Mar-22**

Distance **0.37km**



**5 RIVERTON BOULEVARD HARKNESS VIC 3337**

 4  2  2

Sold Price **\$580,000** Sold Date **06-Jun-22**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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