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	2/13 REIDY RISE 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	$455,000	&	$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$410,000	Property type	Unit	Suburb	Harkness
Period-from	01 Feb 2024	to	31 Jan 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
2/7 REIDY RISE HARKNESS VIC 3337	$468,000	22-Aug-24
1/22 MARLO DRIVE HARKNESS VIC 3337	$467,000	30-Aug-24
1/5 SHE OAK COURT HARKNESS VIC 3337	$502,500	06-Feb-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: 14 February 2025

CONSUMER AFFAIRS VICTORIA

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2/7 REIDY RISE HARKNESS VIC 3337

2 2 -

Sold Price **$468,000** Sold Date **22-Aug-24**

Distance **0.09km**



1/22 MARLO DRIVE HARKNESS VIC 3337

2 2 1

Sold Price **$467,000** Sold Date **30-Aug-24**

Distance **0.74km**



1/5 SHE OAK COURT HARKNESS VIC 3337

3 2 1

Sold Price RS **$502,500** Sold Date **06-Feb-25**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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